Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

11/244 Wattletree Road, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$890,000		&		\$950,000			
Median sale p	rice							
Median price	\$761,250	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/07/2019	to	30/09/2019		So	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	3/33 Wanda Rd CAULFIELD NORTH 3161	\$893,000	07/04/2019
2	7/26 Valentine Gr ARMADALE 3143	\$905,500	07/09/2019
3	105/1220-1224 Malvern Rd MALVERN 3144	\$951,000	30/05/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

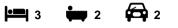
This Statement of Information was prepared on:

21/10/2019 10:15



hockingstuart

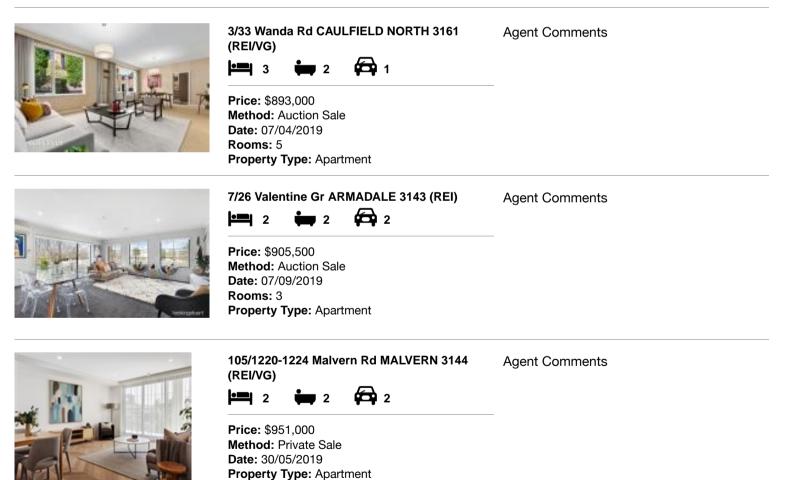




Property Type: Townhouse (Single) Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 Iwaterfield@hockingstuart.com.au

Indicative Selling Price \$890,000 - \$950,000 Median Unit Price September quarter 2019: \$761,250

Comparable Properties



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.