

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	1/51-53 Wheatland Road, Malvern Vic 3144
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$683,000	House		Unit	X	Suburb	Malvern
Period - From	01/10/2018	to	31/12/2018	Source	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.

	Address of comparable property	Price	Date of sale
1	16/19 Mercer Rd ARMADALE 3143	\$685,000	23/10/2018
2	5/3 Irving St MALVERN 3144	\$667,500	01/12/2018
3	11/3-5 Acre PI MALVERN 3144	\$630,000	12/10/2018

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.



2 1 1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



16/19 Mercer Rd ARMADALE 3143 (VG)

Agent Comments

2 - -

Price: \$685,000

Method: Sale

Date: 23/10/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



5/3 Irving St MALVERN 3144 (REI/VG)

Agent Comments

2 1 -

Price: \$667,500

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: Apartment



11/3-5 Acre PI MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Sold Before Auction

Date: 12/10/2018

Rooms: 4

Property Type: Apartment