

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

236 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$2,106,000

Property Type

House

Suburb

Malvern East

Period - From

01/01/2021

to

31/12/2021

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	228 Koornang Rd CARNEGIE 3163	\$1,710,000	19/02/2022
2	1199 Dandenong Rd MALVERN EAST 3145	\$1,798,000	10/01/2022
3	16 Mcpherson Av CARNEGIE 3163	\$1,845,000	12/02/2022

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:

28/02/2022 15:34



2
 2
 2

Property Type: House (Res)

Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending December 2021: \$2,106,000

Comparable Properties



228 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments

3
 1
 1

Price: \$1,710,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 585 sqm approx



1199 Dandenong Rd MALVERN EAST 3145 (REI)

Agent Comments

4
 2
 4

Price: \$1,798,000

Method: Private Sale

Date: 10/01/2022

Property Type: House



16 Mcpherson Av CARNEGIE 3163 (REI)

Agent Comments

3
 1
 2

Price: \$1,845,000

Method: Auction Sale

Date: 12/02/2022

Property Type: House (Res)