

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 8/118 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$668,750 House Unit X Suburb Malvern East

Period - From 01/07/2017 to 30/06/2018 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	2/3 Steele St MALVERN EAST 3145	\$680,000	11/05/2018
2	6/410 Waverley Rd MALVERN EAST 3145	\$661,000	05/05/2018
3	4/197 Waverley Rd MALVERN EAST 3145	\$660,000	15/08/2018

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: 4

Property Type: Townhouse (Res)

Land Size: 74.174 sqm approx

Agent Comments

Impressive 2 storey townhouse style apartment in brilliant location offering open space living/ meals area adjoining the kitchen. 2 good size bedrooms and 2 courtyards.

Comparable Properties



2/3 Steele St MALVERN EAST 3145 (REI/VG)

Agent Comments

2 1 1

Price: \$680,000

Method: Sold Before Auction

Date: 11/05/2018

Rooms: -

Property Type: Apartment



6/410 Waverley Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

2 1 1

Price: \$661,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: Apartment



4/197 Waverley Rd MALVERN EAST 3145 (REI)

Agent Comments

2 2 2

Price: \$660,000

Method: Private Sale

Date: 15/08/2018

Rooms: -

Property Type: Apartment