

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

8/5 Warner Street, Malvern Vic 3144

Indicative selling price

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

Range between \$460,000

&

\$500,000

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	2/63 Berkeley St HAWTHORN 3122	\$515,000	05/12/2018
2	4/765 Malvern Rd TOORAK 3142	\$495,000	21/09/2018
3	13/33 Sutherland Rd ARMADALE 3143	\$465,000	23/03/2019

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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



2/63 Berkeley St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 05/12/2018

Rooms: -

Property Type: Apartment



4/765 Malvern Rd TOORAK 3142 (REI/VG)

Agent Comments



Price: \$495,000

Method: Sold Before Auction

Date: 21/09/2018

Rooms: -

Property Type: Apartment



13/33 Sutherland Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$465,000

Method: Auction Sale

Date: 23/03/2019

Rooms: 4

Property Type: Apartment