

# 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

9/65 Station Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$320,000

&

\$349,000

### Median sale price

Median price \$967,500

Property Type Unit

Suburb Malvern

Period - From 01/01/2022

to

31/03/2022

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	8/23 Kooyong Rd ARMADALE 3143	\$346,000	07/12/2021
2			
3			

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:

13/05/2022 17:22

9/65 Station Street, Malvern Vic 3144

Lauchlan Waterfield

03 9509 0411

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**Indicative Selling Price**

\$320,000 - \$349,000

**Median Unit Price**

March quarter 2022: \$967,500



 1  1  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**8/23 Kooyong Rd ARMADALE 3143 (REI/VG)**

Agent Comments

 1  1  1

**Price:** \$346,000

**Method:** Private Sale

**Date:** 07/12/2021

**Property Type:** Apartment

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.

**Account - Belle Property Armadale** | P: 03 9509 0411 | F: 9500 9525