# 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

1/23 Raleigh Street, Malvern Vic 3144

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$680,000		&		\$710,000			
Median sale pi	rice							
Median price	\$805,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	10/218 Wattletree Rd MALVERN 3144	\$704,000	29/05/2021
2	4/23 Netherlee St GLEN IRIS 3146	\$705,000	16/07/2021
3	1/70 Wattletree Rd ARMADALE 3143	\$755,000	17/04/2021

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:

12/10/2021 12:39









**Property Type:** Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$680,000 - \$710,000 Median Unit Price June quarter 2021: \$805,000

# **Comparable Properties**



10/218 Wattletree Rd MALVERN 3144 (REI/VG) Agent Comments



Price: \$704,000 Method: Auction Sale Date: 29/05/2021 Property Type: Unit

4/23 Netherlee St GLEN IRIS 3146 (REI/VG)

Agent Comments





Price: \$705,000 Method: Private Sale Date: 16/07/2021 Property Type: Unit

1/70 Wattletree Rd ARMADALE 3143 (VG)



Agent Comments



Price: \$755,000 Method: Sale Date: 17/04/2021 Property Type: Strata Unit/Flat

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





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