

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

12/790 Warrigal Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$400,000

&

\$420,000

Median sale price

Median price

\$670,500

House

Unit

X

Suburb

Malvern East

Period - From

01/04/2018

to

30/06/2018

Source

REIV

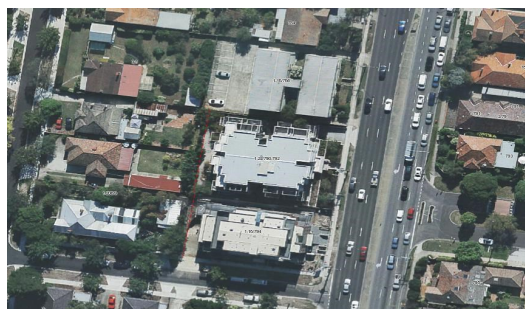
Comparable property sales (*Delete A or B below as applicable)

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	103/175 Kangaroo Rd HUGHESDALE 3166	\$442,000	02/08/2018
2	12/786 Warrigal Rd MALVERN EAST 3145	\$400,000	26/04/2018
3	12/780 Warrigal Rd MALVERN EAST 3145	\$390,000	27/04/2018

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.



Rooms: 1

Property Type: Apartment

Agent Comments

Comparable Properties



103/175 Kangaroo Rd HUGHESDALE 3166 (REI)

Agent Comments



Price: \$442,000

Method: Private Sale

Date: 02/08/2018

Rooms: 2

Property Type: Flat



12/786 Warrigal Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 26/04/2018

Rooms: -

Property Type: Apartment



12/780 Warrigal Rd MALVERN EAST 3145 (REI) **Agent Comments**



Price: \$390,000

Method: Sold Before Auction

Date: 27/04/2018

Rooms: 3

Property Type: Apartment