

# 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

5/218 Wattle Tree Road, Malvern Vic 3144

### Indicative selling price

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

Single price

\$440,000

### Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Malvern

Period - From

01/04/2020

to

31/03/2021

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	8/64 Stanhope St MALVERN 3144	\$435,000	28/04/2021
2	10/27 Ewart St MALVERN 3144	\$429,999	19/03/2021
3	3/240 Wattletree Rd MALVERN 3144	\$425,000	13/03/2021

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:

05/07/2021 11:05



1 1 1

**Property Type:** Apartment  
**Land Size:** 51 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$440,000

**Median Unit Price**  
Year ending March 2021: \$715,000

## Comparable Properties



**8/64 Stanhope St MALVERN 3144 (VG)**

**Agent Comments**

1 - -

**Price:** \$435,000  
**Method:** Sale  
**Date:** 28/04/2021  
**Property Type:** Flat/Unit/Apartment (Res)



**10/27 Ewart St MALVERN 3144 (VG)**

**Agent Comments**

1 - -

**Price:** \$429,999  
**Method:** Sale  
**Date:** 19/03/2021  
**Property Type:** Strata Unit/Flat



**3/240 Wattletree Rd MALVERN 3144 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$425,000  
**Method:** Auction Sale  
**Date:** 13/03/2021  
**Property Type:** Flat/Unit/Apartment (Res)