

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

31 WARLEY ROAD, MALVERN EAST VIC 3145

Indicative selling price

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

Range between:

\$1,950,000

&

\$2,145,000

Median sale price

Median price

\$1,857,500

Property type

House

Suburb

MALVERN EAST VIC 3145

Period - From

04/09/2018

to

04/09/2019

Source

www.realestate.com.au

Comparable property sales

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. 49 Warley Road, Malvern East Vic 3145	\$1,980,000	25/05/2019
2. 8a Anderson Street, Malvern East Vic 3145	\$2,070,000	23/04/2019
3. 16 Karma Avenue, Malvern East Vic 3145	\$2,180,000	04/04/2019

This Statement of Information was prepared on:

17/09/2019