

## 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

5/7 Warner 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 \$650,000

&

\$700,000

#### Median sale price

Median price \$715,000

House

Unit

X

Suburb Malvern

Period - From 01/04/2018

to

31/03/2019

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	106/14 Elizabeth St MALVERN 3144	\$683,000	31/12/2018
2	2/23 Raleigh St MALVERN 3144	\$687,500	06/04/2019
3	5/22 Valentine Gr ARMADALE 3143	\$702,000	29/03/2019

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.



2 1 1

**Rooms:**

**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**106/14 Elizabeth St MALVERN 3144 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$683,000

**Method:** Private Sale

**Date:** 31/12/2018

**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 5328 sqm approx



**2/23 Raleigh St MALVERN 3144 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$687,500

**Method:** Auction Sale

**Date:** 06/04/2019

**Rooms:** 3

**Property Type:** Apartment



**5/22 Valentine Gr ARMADALE 3143 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$702,000

**Method:** Auction Sale

**Date:** 29/03/2019

**Rooms:** -

**Property Type:** Apartment