

# 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 17/794 Warrigal Road, Malvern East, VIC 3145

### Indicative selling price

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

Single price \$510,000

or range between

&

### Median sale price

Median price \$620,500

Property type Unit

Suburb MALVERN EAST

Period - From 21/02/2023

to

20/02/2024

Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	308/8 Power Avenue Ashwood Vic 3147	\$500,000	2023-10-03
2	608/19-21 Hanover Street Oakleigh Vic 3166	\$520,000	2023-09-23
3	G03/93 Warrigal Road Hughesdale Vic 3166	\$502,000	2023-11-21

This Statement of Information was prepared on: 21/02/2024

