

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

43/202 Wattle Tree Road, Malvern Vic 3144

Indicative selling price

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

Range between \$540,000

&

\$570,000

Median sale price

Median price \$819,000

Property Type Unit

Suburb Malvern

Period - From 01/10/2021

to

30/09/2022

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	1/49 Maitland St GLEN IRIS 3146	\$565,000	26/08/2022
2	6/527 Dandenong Rd ARMADALE 3143	\$555,000	18/06/2022
3	9/1456 Malvern Rd GLEN IRIS 3146	\$550,000	22/10/2022

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:

24/10/2022 16:48



PhilipWebb

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Indicative Selling Price

\$540,000 - \$570,000

Median Unit Price

Year ending September 2022: \$819,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



1/49 Maitland St GLEN IRIS 3146 (REI)

Agent Comments

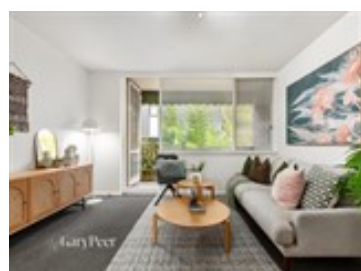
2 1 1

Price: \$565,000

Method: Private Sale

Date: 26/08/2022

Property Type: Apartment



6/527 Dandenong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$555,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Apartment



9/1456 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Auction Sale

Date: 22/10/2022

Property Type: Unit

Account - Philip Webb



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