

## 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

14/800-802 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) (\*Delete single price or range as applicable)

Single Price

\$430,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

### 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 6 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

7/800-802 WARRIGAL ROAD MALVERN EAST VIC 3145	\$416,000	25-Jul-24
19/800-802 WARRIGAL ROAD MALVERN EAST VIC 3145	\$391,000	24-May-24
12/806-808 WARRIGAL ROAD MALVERN EAST VIC 3145	\$340,000	29-Jun-24

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 6 months.~~

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**7/800-802 WARRIGAL ROAD  
 MALVERN EAST VIC 3145**

2 1 1

Sold Price <sup>RS</sup> **\$416,000** Sold Date **25-Jul-24**

Distance **0km**



**19/800-802 WARRIGAL ROAD  
 MALVERN EAST VIC 3145**

2 1 1

Sold Price **\$391,000** Sold Date **24-May-24**

Distance **0.03km**



**12/806-808 WARRIGAL ROAD  
 MALVERN EAST VIC 3145**

2 1 1

Sold Price <sup>RS</sup> **\$340,000** <sup>UN</sup> Sold Date **29-Jun-24**

Distance **0.06km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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