

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

3/260 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$800,000 Property Type Unit Suburb Malvern

Period - From 01/01/2024 to 31/03/2024 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	16/47 Kooyong Rd ARMADALE 3143	\$349,000	05/12/2023
2	27/61 Kooyong Rd ARMADALE 3143	\$340,000	29/02/2024
3	3/20 Bailey Av ARMADALE 3143	\$335,000	21/02/2024

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:

23/05/2024 11:07



Property Type: Apartment

Agent Comments

Comparable Properties



16/47 Kooyong Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$349,000

Method: Private Sale

Date: 05/12/2023

Property Type: Apartment



27/61 Kooyong Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$340,000

Method: Private Sale

Date: 29/02/2024

Property Type: Apartment

Land Size: 3193 sqm approx



3/20 Bailey Av ARMADALE 3143 (REI/VG) Agent Comments



Price: \$335,000

Method: Private Sale

Date: 21/02/2024

Property Type: Apartment