

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

1/631 Waverley Road, Malvern East Vic 3145

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$740,000

Median sale price

Median price \$750,000

House

Unit

X

Suburb

Malvern East

Period - From 01/01/2017

to

31/12/2017

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		
2		
3		

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.



3 2.5 2

Rooms: 6

Property Type: Townhouse

Agent Comments

Unit 5 which recently sold in the same complex was in a completely original condition. Unit 1 has been updated and is well presented. It has the additional benefits of a generous and private courtyard garden and is freestanding on the east side.

Comparable Properties



5/631-633 Waverley Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$672,500

Method: Auction Sale

Date: 27/03/2018

Rooms: 4

Property Type: Townhouse (Res)

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.