

Tony Doh 9818 1888 0419 316 676 tdoh@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF of the Estate Agents Act 19						
Property offered for	sale						
Address Including suburb and postcode	1/631 Waverley Road, Malvern East Vic 3145						
Indicative selling price	ce						
For the meaning of this p	orice see con	sumer.vic.gov.	au/underd	quoting			
Range between \$690,	000	&	\$740	,000			
Median sale price							
Median price \$750,00	DO Hou	use	Unit	Х		Suburb	Malvern East
Period - From 01/01/2	2017 to	31/12/2017		Source	REIV		
Comparable property sales (*Delete A or B below as applicable)							
A* These are the the months that the property for sale	estate agent					•	in the last six- nparable to the
Address of comparable property						Price	Date of sale
1							
2							
3							
OR							
P* The estate ager	at or ogoatic :	onrocentative :	raaaanahl	v baliava	a that f	awar than t	hraa aammarahla

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.

Account - hockingstuart | P: 03 98181888 | F: 03 98181800





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> Indicative Selling Price \$690,000 - \$740,000 **Median Unit Price**

Year ending December 2017: \$750,000





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 Agent Comments

(REI)

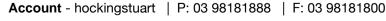


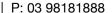
Price: \$672.500 Method: Auction Sale Date: 27/03/2018

Rooms: 4

Property Type: Townhouse (Res)

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