

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

6/14 Repton Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$602,500 Property Type Unit Suburb Malvern East

Period - From 12/08/2023 to 11/08/2024 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	3/16 Repton Rd MALVERN EAST 3145	\$600,000	27/07/2024
2	5/240 Waverley Rd MALVERN EAST 3145	\$610,000	26/07/2024
3	10/23-25 Warley Rd MALVERN EAST 3145	\$580,000	17/06/2024

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:

12/08/2024 13:21



2 1 1

Rooms: 4
Property Type:
Flat/Unit/Apartment (Res)
Land Size: 901.688 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
12/08/2023 - 11/08/2024: \$602,500

Comparable Properties



3/16 Repton Rd MALVERN EAST 3145 (REI) **Agent Comments**

2 1 2

Price: \$600,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Unit



5/240 Waverley Rd MALVERN EAST 3145 (REI) **Agent Comments**

2 1 1

Price: \$610,000
Method: Private Sale
Date: 26/07/2024
Property Type: Unit



10/23-25 Warley Rd MALVERN EAST 3145 (REI) **Agent Comments**

2 1 1

Price: \$580,000
Method: Private Sale
Date: 17/06/2024
Property Type: Unit

Account - Thomson | P: 03 95098244 | F: 95009693



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