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

2/58 Cawkwell Street, Malvern Vic 3144

Indicative selling price

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

Single price | $649,000

Median sale price

Median price	$745,000	Property Type	Unit	Suburb	Malvern
Period - From	01/10/2020	to	30/09/2021	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	4/51-53 Wheatland Rd MALVERN 3144	$650,000	29/11/2021
2	7/7 Warner St MALVERN 3144	$665,000	15/10/2021
3	1/1529 Malvern Rd GLEN IRIS 3146	$680,000	14/10/2021

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: 08/12/2021 11:27

2/58 Cawkwell Street, Malvern Vic 3144

hockingstuart | belle PROPERTY

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com

🛏 2   🛁 1   🚗 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$649,000
Median Unit Price
Year ending September 2021: $745,000

Comparable Properties

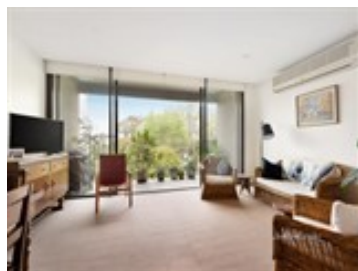**4/51-53 Wheatland Rd MALVERN 3144 (REI)**

🛏 2   🛁 1   🚗 1

Price: $650,000
Method: Private Sale
Date: 29/11/2021
Property Type: Apartment

Agent Comments

7/7 Warner St MALVERN 3144 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $665,000
Method: Private Sale
Date: 15/10/2021
Property Type: Apartment

Agent Comments

1/1529 Malvern Rd GLEN IRIS 3146 (REI)

🛏 2   🛁 1   🚗 1

Price: $680,000
Method: Private Sale
Date: 14/10/2021
Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525