

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 210 Waverley Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$2,000,000 Property type House Suburb Hawthorn East

Period - From 01/10/2023 to 31/12/2023 Source REIV

Comparable property sales

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
31A MOAMA RD, MALVERN EAST	\$2,050,000	02/03/2024
14 BENT ST, MALVERN EAST	\$1,800,000	11/11/2023
18 SERRELL ST, MALVERN EAST	\$2,202,000	21/10/2023

This Statement of Information was prepared on: 5 March 2024