

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

4/42 Winter Street, Malvern Vic 3144

Indicative selling price

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

Range between \$499,000

&

\$539,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb Malvern

Period - From 01/01/2020

to 31/12/2020

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	112/881 High St ARMADALE 3143	\$515,000	12/02/2021
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.~~

This Statement of Information was prepared on:

15/04/2021 16:03

4/42 Winter Street, Malvern Vic 3144

**Jellis
Craig**

Ari Levin

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Indicative Selling Price

\$499,000 - \$539,000

Median Unit Price

Year ending December 2020: \$690,000



1 1 1

Rooms: 3

Property Type: Apartment

Land Size: 56 sqm approx

Agent Comments

Comparable Properties



112/881 High St ARMADALE 3143 (REI/VG)

Agent Comments

1 1 1

Price: \$515,000

Method: Private Sale

Date: 12/02/2021

Property Type: Apartment

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 - Jellis Craig | P: 03 9593 4500