Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21/200 Wattle Tree Road, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$440,000		&		\$480,000			
Median sale p	rice							
Median price	\$805,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/04/2021	to	30/06/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	5/218 Wattletree Rd MALVERN 3144	\$440,000	06/07/2021
2	18/200 Wattletree Rd MALVERN 3144	\$440,000	30/07/2021
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:

20/08/2021 15:23







Property Type: Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$440,000 - \$480,000 Median Unit Price June quarter 2021: \$805,000

Comparable Properties

5/218 Wattletree Rd MALVERN 3144 (VG)



Price: \$440,000 Method: Sale Date: 06/07/2021 Property Type: Flat/Unit/Apartment (Res)



18/200 Wattletree Rd MALVERN 3144 (REI)

Agent Comments

Agent Comments



Price: \$440,000 Method: Private Sale Date: 30/07/2021 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 - Little Real Estate | P: 07 3037 0255





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