

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

21/200 Wattle Tree Road, Malvern Vic 3144

Indicative selling price

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

Range between

\$440,000

&

\$480,000

Median sale price

Median price

\$805,000

Property Type

Unit

Suburb

Malvern

Period - From

01/04/2021

to

30/06/2021

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	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)

Agent Comments



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



18/200 Wattletree Rd MALVERN 3144 (REI)

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.