

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

24/158-160 Wattle Tree Road, Malvern Vic 3144

Indicative selling price

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

Range between

\$680,000

&

\$748,000

Median sale price

Median price

\$1,190,000

House

Unit

X

Suburb

Malvern

Period - From

01/01/2018

to

31/03/2018

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	11/158-160 Wattletree Rd MALVERN 3144	\$766,000	02/12/2017
2	12/5 Warner St MALVERN 3144	\$720,000	21/10/2017
3	4/31 Claremont Av MALVERN 3144	\$707,000	12/10/2017

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.

24/158-160 Wattle Tree Road, Malvern Vic 3144



Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median Unit Price
March quarter 2018: \$1,190,000

Comparable Properties



11/158-160 Wattletree Rd MALVERN 3144 (REI/VG)

Agent Comments



Price: \$766,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 4
Property Type: Apartment



12/5 Warner St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$720,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: Apartment



4/31 Claremont Av MALVERN 3144 (REI/VG)

Agent Comments



Price: \$707,000
Method: Private Sale
Date: 12/10/2017
Rooms: -
Property Type: Apartment