

# 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

10/218 Wattle Tree Road, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$715,000

### Median sale price

Median price \$796,500 Property Type Unit Suburb Malvern

Period - From 01/01/2021 to 31/03/2021 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	19/6 Creswick St GLEN IRIS 3146	\$693,000	22/12/2020
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: 30/04/2021 18:14

10/218 Wattle Tree Road, Malvern Vic 3144



 2    1    1

**Rooms:** 4

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**

\$650,000 - \$715,000

**Median Unit Price**

March quarter 2021: \$796,500

## Comparable Properties



**19/6 Creswick St GLEN IRIS 3146 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$693,000

**Method:** Private Sale

**Date:** 22/12/2020

**Property Type:** Villa

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** - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133