

## 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	41/202 Wattletree Road, Malvern Vic 3144
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**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$520,000	&	\$570,000
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**Median sale price**

Median price	\$751,500	House		Unit	X	Suburb	Malvern
Period - From	01/07/2017	to	30/09/2017	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	4/50a Wattletree Rd ARMADALE 3143	\$600,000	02/09/2017
2	5/355 Glenferrie Rd MALVERN 3144	\$597,000	19/09/2017
3	2/844 Malvern Rd ARMADALE 3143	\$540,000	26/08/2017

**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.



 2  1  1

**Rooms:** 5

**Property Type:** Apartment

**Land Size:** 72 sqm approx

**Agent Comments**

Impressive ground-floor two-bedroom apartment with balcony and parking close to trams and Glenferrie Road's cafes and speciality shops.

## Comparable Properties



**4/50a Wattletree Rd ARMADALE 3143 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 02/09/2017

**Rooms:** 3

**Property Type:** Apartment



**5/355 Glenferrie Rd MALVERN 3144 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$597,000

**Method:** Private Sale

**Date:** 19/09/2017

**Rooms:** 3

**Property Type:** Apartment



**2/844 Malvern Rd ARMADALE 3143 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$540,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** -

**Property Type:** Apartment