

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

429 Wattletree Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$2,000,800

Property Type House

Suburb Malvern East

Period - From 01/07/2022

to

30/06/2023

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	129 Normanby Rd CAULFIELD NORTH 3161	\$3,020,000	01/04/2023
2	38 Grant St MALVERN EAST 3145	\$3,200,000	04/03/2023
3	119 Finch St MALVERN EAST 3145	\$3,350,000	04/03/2023

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:

19/07/2023 14:35



 4  2  4

Property Type: House (Res)
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending June 2023: \$2,000,800

Comparable Properties



129 Normanby Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

 5  2  2

Price: \$3,020,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 815 sqm approx



38 Grant St MALVERN EAST 3145 (REI)

Agent Comments

 5  2  2

Price: \$3,200,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House
Land Size: 790 sqm approx



119 Finch St MALVERN EAST 3145 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,350,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 821 sqm approx

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