

## 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

1161 Malvern Road, Malvern

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Range Between \$1,100,000 &amp; \$1,200,000

**Median sale price**

Median price \$1,545,000 Property type Unit Suburb Malvern

Period - From Oct 2022 to Dec 2022 Source REIV

**Comparable property sales**

**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.

Address of comparable property	Price	Date of sale
1 103/18 Spring Road, Malvern	\$ 1,390,000	19/3/2022
2 1/153 Wattletree Road, Malvern	\$ 1,100,000	25/9/2022
3 125/15 Elizabeth Street, Malvern	\$ 995,000	17/2/2022

This Statement of Information was prepared on: 23/12/2022

## Comparable properties



**\$1,390,000**

103/18 Spring Road, Malvern, Victoria

DATE: 19/3/2022

PROPERTY TYPE: UNIT

 2   
  2  
 2   
 sqm



**\$1,100,000**

1/153 Wattle tree Road, Malvern, Victoria

DATE: 25/9/2022

PROPERTY TYPE: UNIT

 3   
 2  
 1   
 sqm



**\$995,000**

125/15 Elizabeth Street, Malvern, Victoria

DATE: 17/2/2022

PROPERTY TYPE: UNIT

 2   
 2  
 1   
 sqm x

Get a **FREE** property appraisal for your home

[APPRAISE MY PROPERTY →](#)

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee