

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

4/51-53 Wheatland Road, Malvern Vic 3144

Indicative selling price

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

Single price

\$665,000

Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Malvern

Period - From

04/11/2020

to

03/11/2021

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	3/146 Milton Pde GLEN IRIS 3146	\$680,000	08/08/2021
2	7/7 Warner St MALVERN 3144	\$665,000	15/10/2021
3	8/1421 High St GLEN IRIS 3146	\$652,000	28/07/2021

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:

04/11/2021 17:51

4/51-53 Wheatland Road, Malvern Vic 3144

Walter Summons

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Indicative Selling Price

\$665,000

Median Unit Price

04/11/2020 - 03/11/2021: \$750,000



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Property Type: Apartment

Agent Comments

Comparable Properties



3/146 Milton Pde GLEN IRIS 3146 (VG)

Agent Comments

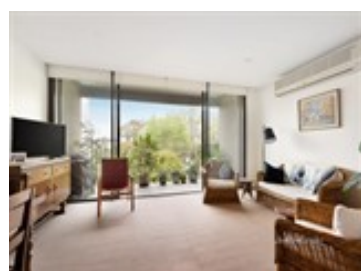
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Price: \$680,000

Method: Sale

Date: 08/08/2021

Property Type: Strata Unit/Flat



7/7 Warner St MALVERN 3144 (REI)

Agent Comments

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Price: \$665,000

Method: Private Sale

Date: 15/10/2021

Property Type: Apartment



8/1421 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

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Price: \$652,000

Method: Sold Before Auction

Date: 28/07/2021

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525