

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

4/153 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$698,750

House

Unit

X

Suburb Malvern

Period - From 01/07/2018

to

30/09/2018

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	8/42 Adelaide St ARMADALE 3143	\$640,000	27/09/2018
2	11/3-5 Acre PI MALVERN 3144	\$630,000	12/10/2018
3	3/31 Wattletree Rd ARMADALE 3143	\$630,000	06/10/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



8/42 Adelaide St ARMADALE 3143 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 27/09/2018

Rooms: 4

Property Type: Apartment



11/3-5 Acre PI MALVERN 3144 (REI)

Agent Comments



Price: \$630,000

Method: Sold Before Auction

Date: 12/10/2018

Rooms: 4

Property Type: Apartment



3/31 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 06/10/2018

Rooms: -

Property Type: Apartment