hockingstuart

James Annett 9509 0411 0422 930 845

jannett@hockingstuart.com.au

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

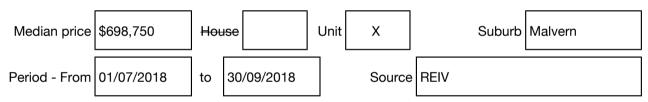
4/153 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between	\$600,000	&	\$650,000

Median sale price



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.

Ad	dress 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.

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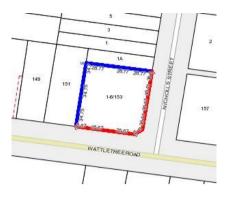
propertydata

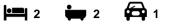
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: Agent Comments James Annett 9509 0411 0422 930 845 jannett@hockingstuart.com.au

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price September quarter 2018: \$698,750

Comparable Properties





3/31 Wattletree Rd ARMADALE 3143 (REI)

1 2 **1 1**

Agent Comments

Price: \$630,000 Method: Auction Sale Date: 06/10/2018 Rooms: -Property Type: Apartment

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