#### Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address	3/260 Wattletree Road, Malvern Vic 3144
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$359,000

#### Median sale price

Median price \$750,000	Property Type Un	t S	Suburb Malvern
Period - From 01/01/2023	to 31/12/2023	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

Address of comparable property		Price	Date of sale
1	16/47 Kooyong Rd ARMADALE 3143	\$349,000	05/12/2023
2	27/61 Kooyong Rd ARMADALE 3143	\$340,000	29/02/2024
3	3/20 Bailey Av ARMADALE 3143	\$335,000	21/02/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/03/2024 16:34





Charmayne Dulley 03 9509 0411 0430 788 680 charmayne.dulley@belleproperty.com

> Indicative Selling Price \$359,000 Median Unit Price

Year ending December 2023: \$750,000



# Property Type: Strata Unit/Flat Agent Comments

## Comparable Properties

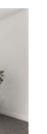


16/47 Kooyong Rd ARMADALE 3143 (REI/VG)

1 📥 1 🛱 -

Price: \$349,000 Method: Private Sale Date: 05/12/2023

Property Type: Apartment



27/61 Kooyong Rd ARMADALE 3143 (REI)

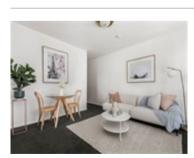
| 1 📛 1 🛱

Price: \$340,000 Method: Private Sale Date: 29/02/2024

Property Type: Apartment

Agent Comments

**Agent Comments** 



3/20 Bailey Av ARMADALE 3143 (REI)

**2** 1 **2** 1 **2** 3

**Price:** \$335,000 **Method:** Private Sale **Date:** 21/02/2024

Property Type: Apartment

Agent Comments

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



