

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

226 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$2,705,000

Property Type House

Suburb Malvern

Period - From 01/10/2022

to 31/12/2022

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	77 Coppin St MALVERN EAST 3145	\$1,760,000	01/09/2022
2	1/3 Brunel St MALVERN EAST 3145	\$1,650,000	01/10/2022
3			

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:

28/02/2023 15:00



3 2 4

Property Type: House (Res)
Land Size: 344 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,800,000
Median House Price
December quarter 2022: \$2,705,000

Comparable Properties



77 Coppin St MALVERN EAST 3145 (REI/VG) **Agent Comments**

3 2 1

Price: \$1,760,000
Method: Auction Sale
Date: 01/09/2022
Property Type: House (Res)
Land Size: 301 sqm approx



1/3 Brunel St MALVERN EAST 3145 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,650,000
Method: Auction Sale
Date: 01/10/2022
Property Type: House (Res)
Land Size: 300 sqm approx

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.

Account - Thomson | P: 03 95098244 | F: 95009693