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 | 453 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Range between | $1,000,000 | & | $1,100,000

Median sale price

| Median price | $1,795,000 | Property Type | House | Suburb | Malvern East |

| Period - From | 11/11/2018 | to | 10/11/2019 | 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 1871 Malvern Rd MALVERN EAST 3145	$1,100,000	19/06/2019
2 1990 Malvern Rd MALVERN EAST 3145	$1,100,000	20/06/2019
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: | 11/11/2019 11:05

CONSUMER AFFAIRS VICTORIA

3   **1.5**   **0**

Property Type: House
Land Size: 368 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
11/11/2018 - 10/11/2019: $1,795,000

Comparable Properties

1871 Malvern Rd MALVERN EAST 3145 (REI/VG)

3   **1**   **-**

Price: $1,100,000
Method: Private Sale
Date: 19/06/2019
Property Type: House
Land Size: 372 sqm approx

Agent Comments

1990 Malvern Rd MALVERN EAST 3145 (REI/VG)

3   **1**   **2**

Price: $1,100,000
Method: Sold Before Auction
Date: 20/06/2019
Property Type: House (Res)
Land Size: 353 sqm approx

Agent Comments

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.