

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

2/806-808 Warrigal Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$320,000

&

\$352,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/07/2022

to

30/06/2023

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	Price	Date of sale
1	8/30 Railway Pde MURRUMBEENA 3163	\$385,000	06/07/2023
2	103/83-85 Drummond St OAKLEIGH 3166	\$351,000	27/05/2023
3	5/804 Warrigal Rd MALVERN EAST 3145	\$330,000	17/07/2023

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:

10/10/2023 10:26



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Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$320,000 - \$352,000
Median Unit Price
Year ending June 2023: \$630,000

Comparable Properties



8/30 Railway Pde MURRUMBEENA 3163 (VG) **Agent Comments**

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Price: \$385,000
Method: Sale
Date: 06/07/2023
Property Type: Strata Unit/Flat

103/83-85 Drummond St OAKLEIGH 3166 (REI/VG) **Agent Comments**

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Price: \$351,000
Method: Private Sale
Date: 27/05/2023
Property Type: Unit



5/804 Warrigal Rd MALVERN EAST 3145 (REI/VG) **Agent Comments**

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Price: \$330,000
Method: Private Sale
Date: 17/07/2023
Property Type: Apartment
Land Size: 100 sqm approx

Account - Barry Plant | P: 03 9586 0500