Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/158-160 Wattletree Road, Malvern Vic 3144

Indicative selling price

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Single price \$779,000

Median sale price

Median price	\$540,000	Pro	perty Type Unit	i .		Suburb	Malvern
Period - From	01/04/2024	to	30/06/2024	Sou	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8/15 Denbigh Rd ARMADALE 3143	\$845,000	20/07/2024
2	1/56 Sutherland Rd ARMADALE 3143	\$785,000	13/07/2024
3	2/8 Gordon Gr MALVERN 3144	\$805,000	15/06/2024

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:

10/08/2024 11:10









Property Type: Apartment Agent Comments

Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$779,000 Median Unit Price June quarter 2024: \$540,000

Comparable Properties



8/15 Denbigh Rd ARMADALE 3143 (REI)

1/56 Sutherland Rd ARMADALE 3143 (REI)

1



Price: \$845,000 Method: Auction Sale Date: 20/07/2024 Property Type: Unit

2

Agent Comments



Price: \$785,000 Method: Auction Sale Date: 13/07/2024 Property Type: Apartment

2/8 Gordon Gr MALVERN 3144 (VG)

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Agent Comments

Agent Comments

Price: \$805,000

Method: Sale Date: 15/06/2024 Property Type: Strata Unit/Flat

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



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