

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 9/158-160 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Single price \$779,000

Median sale price

Median price \$540,000

Property Type Unit

Suburb Malvern

Period - From 01/04/2024

to 30/06/2024

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	8/15 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

Comparable Properties



8/15 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$845,000

Method: Auction Sale

Date: 20/07/2024

Property Type: Unit



1/56 Sutherland Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$785,000

Method: Auction Sale

Date: 13/07/2024

Property Type: Apartment

2/8 Gordon Gr MALVERN 3144 (VG)

Agent Comments



Price: \$805,000

Method: Sale

Date: 15/06/2024

Property Type: Strata Unit/Flat