

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

4/732-734 Warrigal Road Malvern East VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$644,999

Property type

Unit

Suburb

Malvern East

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

3/5 Newton Street Chadstone VIC 3148	\$787,000	22-Apr-20
1/35 Timmings Street Chadstone VIC 3148	\$720,500	09-Apr-20
1/5 Euroka Street Chadstone VIC 3148	\$794,000	22-Mar-20

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 6 months.~~

This Statement of Information was prepared on: 01 June 2020



3/5 Newton Street Chadstone VIC 3148

 3
  2
  1

Sold Price

^{RS}
\$787,000

Sold Date

22-Apr-20

Distance

0.49km


1/35 Timmings Street Chadstone VIC 3148

 3
  1
  2

Sold Price

^{RS}
\$720,500

Sold Date

09-Apr-20

Distance

0.8km


1/5 Euroka Street Chadstone VIC 3148

 2
  2
  1

Sold Price

\$794,000

Sold Date

22-Mar-20

Distance

1.37km
RS = Recent sale

UN = Undisclosed Sale

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