## 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

5/790 Warrigal Road, Malvern East Vic 3145

### Indicative selling price

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Single price \$475,000

#### Median sale price

Median price	\$510,000	Pro	perty Type Unit	:	Suburb	Malvern East
Period - From	01/07/2023	to	30/09/2023	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.

Ado	dress of comparable property	Price	Date of sale
1	310/83-85 Drummond St OAKLEIGH 3166	\$475,000	28/09/2023
2	104/83-85 Drummond St OAKLEIGH 3166	\$445,000	13/10/2023
3	14/804 Warrigal Rd MALVERN EAST 3145	\$436,000	11/11/2023

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:

04/12/2023 15:28



# woodards 🚾





Property Type: Apartment Agent Comments Indicative Selling Price \$475,000 Median Unit Price September quarter 2023: \$510,000

# **Comparable Properties**



310/83-85 Drummond St OAKLEIGH 3166 (REI) Agent Comments



Price: \$475,000 Method: Private Sale Date: 28/09/2023 Property Type: Apartment

104/83-85 Drummond St OAKLEIGH 3166 (REI) Agent Comments



Price: \$445,000 Method: Private Sale Date: 13/10/2023 Property Type: Unit



14/804 Warrigal Rd MALVERN EAST 3145 (REI) Agent Comments

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Price: \$436,000 Method: Private Sale Date: 11/11/2023 Property Type: Apartment

#### Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300



propertydata

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