

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 487 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$2,277,500 Property Type House Suburb Malvern East

Period - From 01/10/2023 to 31/12/2023 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	5 Oravel Av MALVERN EAST 3145	\$1,500,000	16/03/2024
2	20 Ivanhoe Gr MALVERN EAST 3145	\$1,511,000	16/03/2024
3	36 Webster St MALVERN EAST 3145	\$1,850,000	20/02/2024

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: 20/03/2024 15:20



 3  2  2

Property Type: House (Res)
Land Size: 812 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
December quarter 2023: \$2,277,500

Comparable Properties



5 Oravel Av MALVERN EAST 3145 (REI)

Agent Comments

 2  1  2

Price: \$1,500,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 1006 sqm approx



20 Ivanhoe Gr MALVERN EAST 3145 (REI)

Agent Comments

 4  2  2

Price: \$1,511,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House
Land Size: 616 sqm approx



36 Webster St MALVERN EAST 3145 (REI)

Agent Comments

 5  3  4

Price: \$1,850,000
Method: Private Sale
Date: 20/02/2024
Property Type: House
Land Size: 830 sqm approx

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