

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	8/780-786 Warrigal Road, Malvern East Vic 3145
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Indicative selling price

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

Range between	\$320,000	&	\$352,000
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Median sale price*

Median price	\$327,500	House		Unit	X	Suburb	Malvern East
Period - From	05/06/2017	to	05/12/2017	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 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	1/108 Murrumbeena Rd MURRUMBEENA 3163	\$360,000	18/09/2017
2	706/19-21 Hanover St OAKLEIGH 3166	\$342,000	20/09/2017
3	30/1554 Dandenong Rd HUNTINGDALE 3166	\$339,000	13/06/2017

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.~~