

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

5/646 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Feb 2020

to

31 Jan 2021

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

3/7 Newton Street Chadstone VIC 3148	\$932,000	30-Jan-21
3/8 Carrum Street Malvern East VIC 3145	\$915,000	28-Nov-20
3/4 Camira Street Malvern East VIC 3145	\$821,000	18-Oct-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: 22 February 2021



3/7 Newton Street Chadstone VIC 3148

Sold Price

^{RS}

\$932,000

Sold Date

30-Jan-21



3



2



2

Distance

1.01km



3/8 Carrum Street Malvern East VIC 3145

Sold Price

\$915,000

Sold Date

28-Nov-20



3



2



3

Distance

1.44km



3/4 Camira Street Malvern East VIC 3145

Sold Price

\$821,000

Sold Date

18-Oct-20



3



1



2

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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