# 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

5/240 Wattletree Road, Malvern Vic 3144

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$630,000		&		\$680,000			
Median sale pi	rice							
Median price	\$967,500	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5/51-53 Wheatland Rd MALVERN 3144	\$650,000	19/02/2022
2	1/200 Wattletree Rd MALVERN 3144	\$672,500	11/12/2021
3	6/35 Winter St MALVERN 3144	\$720,000	23/03/2022

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:

09/05/2022 09:24



5/240 Wattletree Road, Malvern Vic 3144







**Property Type:** Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$630,000 - \$680,000 Median Unit Price March quarter 2022: \$967,500

# **Comparable Properties**



5/51-53 Wheatland Rd MALVERN 3144 (REI) Agent Comments



Price: \$650,000 Method: Auction Sale Date: 19/02/2022 Property Type: Unit



1/200 Wattletree Rd MALVERN 3144 (REI/VG) Agent Comments



Price: \$672,500 Method: Private Sale Date: 11/12/2021 Property Type: Unit

6/35 Winter St MALVERN 3144 (REI)



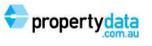
**Price:** \$720,000 **Method:** Private Sale **Date:** 23/03/2022

Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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