

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$680,000

### Median sale price

Median price \$967,500 Property Type Unit Suburb Malvern

Period - From 01/01/2022 to 31/03/2022 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	5/51-53 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

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



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



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

Agent Comments

2 1 1

**Price:** \$650,000

**Method:** Auction Sale

**Date:** 19/02/2022

**Property Type:** Unit



**1/200 Wattletree Rd MALVERN 3144 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$672,500

**Method:** Private Sale

**Date:** 11/12/2021

**Property Type:** Unit



**6/35 Winter St MALVERN 3144 (REI)**

Agent Comments

2 1 1

**Price:** \$720,000

**Method:** Private Sale

**Date:** 23/03/2022

**Property Type:** Apartment

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