# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	7/37 Wheatland Road, Malvern Vic 3144
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$595,000	&	\$650,000
Range between	\$595,000	&	\$650,000

#### Median sale price

Median price	\$680,000	Pro	perty Type	Jnit		Suburb	Malvern
Period - From	01/07/2023	to	30/06/2024	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	5/46 Maitland St GLEN IRIS 3146	\$680,000	02/05/2024
2	9/18-20 St Georges Rd ARMADALE 3143	\$640,000	20/04/2024
3	8/23 Raleigh St MALVERN 3144	\$678,500	27/03/2024

#### **OR**

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/07/2024 13:53





Kon Galitos 9593 4500 0414 902 680 kongalitos

\$595,000 - \$650,000 **Median Unit Price** Year ending June 2024: \$680,000

**Indicative Selling Price** 



Rooms: 4

Property Type: Apartment **Agent Comments** 

# Comparable Properties



5/46 Maitland St GLEN IRIS 3146 (REI/VG)





Price: \$680,000 Method: Private Sale Date: 02/05/2024

Property Type: Apartment

**Agent Comments** 



9/18-20 St Georges Rd ARMADALE 3143 (REI) Agent Comments





Price: \$640,000 Method: Auction Sale Date: 20/04/2024 Property Type: Unit



8/23 Raleigh St MALVERN 3144 (VG)

**———** 2





Price: \$678,500 Method: Sale Date: 27/03/2024

Property Type: Strata Unit/Flat

Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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