

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

1/218 Wattle Tree Road, Malvern Vic 3144

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$679,250

Property Type Unit

Suburb Malvern

Period - From 01/10/2023

to 30/09/2024

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	3/594 Inkerman Rd CAULFIELD NORTH 3161	\$600,000	14/11/2024
2	8/218 Wattletree Rd MALVERN 3144	\$580,000	08/11/2024
3			

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:

21/11/2024 14:25



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$650,000

Median Unit Price
Year ending September 2024: \$679,250

Comparable Properties



3/594 Inkerman Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

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Price: \$600,000
Method: Auction Sale
Date: 14/11/2024
Property Type: Unit



8/218 Wattletree Rd MALVERN 3144 (REI)

Agent Comments

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Price: \$580,000
Method: Private Sale
Date: 08/11/2024
Property Type: Unit

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.

Account - Thomson | P: 03 95098244 | F: 95009693



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