

# 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 533 Waverley Road, Malvern East, VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$900,000 & \$990,000

### Median sale price

Median price \$2,310,000 Property type House Suburb MALVERN EAST  
Period - From 01/12/2021 to 30/11/2022 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	8 Silvertown Street Malvern East Vic 3145	\$950,000	2022-11-05
2	447 Waverley Road Malvern East Vic 3145	\$950,000	2022-07-08
3	1177 Dandenong Road Malvern East Vic 3145	\$983,500	2022-07-23

This Statement of Information was prepared on: 01/12/2022

