

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 5/92 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$390,000 & \$420,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2023 to 31/12/2023 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	7/10 Rosstown Rd CARNEGIE 3163	\$417,500	17/01/2024
2	5/129 Grange Rd GLEN HUNTLY 3163	\$400,000	22/03/2024
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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: 03/04/2024 08:56



Property Type: Apartment

Agent Comments

Comparable Properties



7/10 Rosstown Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$417,500

Method: Private Sale

Date: 17/01/2024

Property Type: Apartment



5/129 Grange Rd GLEN HUNTLY 3163 (REI)

Agent Comments



Price: \$400,000

Method: Sold Before Auction

Date: 22/03/2024

Property Type: Apartment

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.