Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/240 Wattletree Road, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$550,000		&		\$570,000			
Median sale p	rice							
Median price	\$750,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/04/2020	to	30/06/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	208/10 Station St CAULFIELD NORTH 3161	\$585,000	29/02/2020
2	4/1456 Malvern Rd GLEN IRIS 3146	\$580,000	04/05/2020
3	9/1705 Malvern Rd GLEN IRIS 3146	\$560,000	26/02/2020

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:

01/08/2020 14:01



RT Edgar





Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$550,000 - \$570,000 Median Unit Price June quarter 2020: \$750,000

Comparable Properties

 208/10 Station St CAULFIELD NORTH 3161 (REI/VG)
 Agent Comments

 Image: 2
 Image: 1
 Image: 2

 Price: \$585,000
 Image: 2

 Method: Sold Before Auction
 Date: 29/02/2020

 Property Type: Apartment
 Agent Comments



4/1456 Malvern Rd GLEN IRIS 3146 (REI/VG) Agent Comments



Price: \$580,000 Method: Private Sale Date: 04/05/2020 Property Type: Apartment

9/1705 Malvern Rd GLEN IRIS 3146 (VG)

Agent Comments



Price: \$560,000 Method: Sale Date: 26/02/2020 Property Type: Strata Unit/Flat

Account - RT Edgar | P: 03 9826 1000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.