

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

10/3 Winton Road, Malvern East Vic 3145

Indicative selling price

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

Single price

\$639,950

Median sale price

Median price

\$697,500

Property Type

Unit

Suburb

Malvern East

Period - From

11/10/2021

to

10/10/2022

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	4/120 Darling Rd MALVERN EAST 3145	\$650,000	05/08/2022
2	3/8 Beena Av CARNEGIE 3163	\$640,000	27/06/2022
3	1/1 Nangana Rd MURRUMBEENA 3163	\$630,000	02/06/2022

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:

11/10/2022 12:35

10/3 Winton Road, Malvern East Vic 3145

Ben Quigley
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2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$639,950

Median Unit Price
11/10/2021 - 10/10/2022: \$697,500

Comparable Properties



4/120 Darling Rd MALVERN EAST 3145
(REI/VG)

Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 05/08/2022
Property Type: Apartment
Land Size: 64 sqm approx



3/8 Beena Av CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$640,000
Method: Private Sale
Date: 27/06/2022
Property Type: Unit



1/1 Nangana Rd MURRUMBEENA 3163
(REI/VG)

Agent Comments

2 1 1

Price: \$630,000
Method: Sold Before Auction
Date: 02/06/2022
Property Type: Unit

Account - Woodards Bentleigh | P: 03 9557 5500 | F: 03 9557 6133



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