

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

15/790 Warrigal Road, Malvern East Vic 3145

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$815,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/10/2021

to

31/12/2021

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	211/83-85 Drummond St OAKLEIGH 3166	\$470,000	20/11/2021
2	12/13 Logie St OAKLEIGH 3166	\$462,000	14/02/2022
3	206/29-31 Swindon Rd HUGHESDALE 3166	\$430,000	29/09/2021

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:

03/03/2022 09:09



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000

Median Unit Price
December quarter 2021: \$815,000

Comparable Properties



211/83-85 Drummond St OAKLEIGH 3166 (REI) **Agent Comments**

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Price: \$470,000
Method: Private Sale
Date: 20/11/2021
Property Type: Apartment



12/13 Logie St OAKLEIGH 3166 (REI)

Agent Comments

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Price: \$462,000
Method: Sold Before Auction
Date: 14/02/2022
Property Type: Apartment



206/29-31 Swindon Rd HUGHESDALE 3166 (REI)

Agent Comments

 2  2  1

Price: \$430,000
Method: Private Sale
Date: 29/09/2021
Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300