

## 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

15/92 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)

Range between \$330,000

&amp;

\$360,000

**Median sale price**

Median price \$650,500

House

Unit

X

Suburb

Malvern East

Period - From 01/07/2017

to

30/09/2017

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 | 302/839 Dandenong Rd MALVERN EAST 3145 | \$330,000 | 21/09/2017   |
| 2 | 311/951 Dandenong Rd MALVERN EAST 3145 | \$339,000 | 11/10/2017   |
| 3 | 208/951 Dandenong Rd MALVERN EAST 3145 | \$350,000 | 23/07/2017   |

**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.



1 1 1

**Rooms:**

**Property Type:** Apartment

**Land Size:** 47 sqm approx. sqm approx

**Agent Comments**

Superbly updated one bed apartment with soaring ceilings, open-plan living with large balcony, a good-sized modern kitchen. Large loft bedroom. Bathroom with laundry facility, secure basement parking, security entrance, split-system heating and cooling. Easy walk to Monash Uni. & Caulfield Station.

## Comparable Properties



**302/839 Dandenong Rd MALVERN EAST 3145** **Agent Comments**  
(REI/VG)

1 1 1

**Price:** \$330,000

**Method:** Private Sale

**Date:** 21/09/2017

**Rooms:** 3

**Property Type:** Apartment



**311/951 Dandenong Rd MALVERN EAST 3145** **Agent Comments**  
(REI)

1 1 1

**Price:** \$339,000

**Method:** Private Sale

**Date:** 11/10/2017

**Rooms:** 3

**Property Type:** Apartment



**208/951 Dandenong Rd MALVERN EAST 3145** **Agent Comments**  
(REI/VG)

1 1 1

**Price:** \$350,000

**Method:** Private Sale

**Date:** 23/07/2017

**Rooms:** -

**Property Type:** Apartment