

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

1/37-39 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$890,000 & \$960,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Malvern East

Period - From 01/07/2024 to 30/09/2024 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	1/67-69 Mimosa Rd CARNEGIE 3163	\$900,000	12/10/2024
2	3/17 Elizabeth Cr CARNEGIE 3163	\$932,000	07/09/2024
3	8/1810 Malvern Rd MALVERN EAST 3145	\$960,000	07/09/2024

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:

07/11/2024 11:09

1/37-39 Waverley Road, Malvern East Vic 3145

belle
PROPERTY

James Annett
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Indicative Selling Price

\$890,000 - \$960,000

Median Unit Price

September quarter 2024: \$655,000



Property Type:

Agent Comments

Comparable Properties



1/67-69 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$900,000

Method: Auction Sale

Date: 12/10/2024

Property Type: Unit



3/17 Elizabeth Cr CARNEGIE 3163 (REI)

Agent Comments



Price: \$932,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Unit



8/1810 Malvern Rd MALVERN EAST 3145 (REI) Agent Comments



Price: \$960,000

Method: Auction Sale

Date: 07/09/2024

Property Type: Townhouse (Res)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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