

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

Brand new 3 bedroom 3 bathroom 2 car park MALVERN VIC 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Malvern

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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 6 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

13/343-345 GLENFERRIE ROAD MALVERN VIC 3144	\$1,720,000	07-May-22
204/232 WATTLETREE ROAD MALVERN VIC 3144	\$1,500,000	09-Dec-22
1240A MALVERN ROAD MALVERN VIC 3144	\$1,650,000	01-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 27 June 2023



**13/343-345 GLENFERRIE ROAD
MALVERN VIC 3144**

 3  2  2

Sold Price **\$1,720,000** Sold Date **07-May-22**

Distance **1.44km**



**204/232 WATTLETREE ROAD
MALVERN VIC 3144**

 3  2  2

Sold Price **\$1,500,000** Sold Date **09-Dec-22**

Distance **0.68km**



**1240A MALVERN ROAD MALVERN
VIC 3144**

 3  2  2

Sold Price **\$1,650,000** Sold Date **01-Mar-22**

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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