

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode Unit 7 & 12 /184 Wattletree Road, 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)

Unit type or class e.g. One bedroom units			Lower price	&	Higher price
Unit 7	1 Bedroom 1 Bath 1 Car	range between	\$360,000		\$396,000
Unit 12	1 Bedroom, 1 Bath 1 Car	range between	\$360,000		\$396,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$660,000	Suburb	Malvern
Period - From	01/10/2020	To	31/12/2020
Source	REIV		

### Comparable property sales

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
1 Bedroom 1 Bath 1 Car	1 202/1387 Malvern Rd MALVERN 3144	\$395,000	26/02/2021
	2 11/236 Wattletree Rd MALVERN 3144	\$392,000	01/12/2020
	3 12/38 Wattletree Rd ARMADALE 3143	\$358,000	04/12/2020

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~

This Statement of Information was prepared on:

24/03/2021