

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 347-349 Wattletree Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$3,600,000 & \$3,960,000

Median sale price

Median price \$1,760,000 House Unit Suburb Malvern East

Period - From 01/10/2018 to 31/12/2018 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	47 Finch St MALVERN EAST 3145	\$3,900,000	08/12/2018
2	15 Beaver St MALVERN EAST 3145	\$3,850,000	30/03/2019
3	15 Kardella St MALVERN EAST 3145	\$3,820,000	27/10/2018

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.



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Rooms:
Property Type: House (Res)
Land Size: 608 sqm approx
Agent Comments

Indicative Selling Price
\$3,600,000 - \$3,960,000
Median House Price
December quarter 2018: \$1,760,000

Comparable Properties



47 Finch St MALVERN EAST 3145 (REI/VG) Agent Comments

5 3 2

Price: \$3,900,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 563 sqm approx



15 Beaver St MALVERN EAST 3145 (REI) Agent Comments

4 3 2

Price: \$3,850,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 836 sqm approx



15 Kardella St MALVERN EAST 3145 (REI/VG) Agent Comments

4 2 2

Price: \$3,820,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 632 sqm approx