

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

1/373 WATTLETREE ROAD MALVERN EAST VIC 3145

Indicative selling price

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

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Feb 2023

to

31 Jan 2024

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

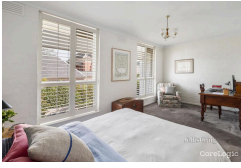
Date of sale

5H BELSON STREET MALVERN EAST VIC 3145	\$1,375,000	03-Sep-22
109B STANHOPE STREET MALVERN VIC 3144	\$1,485,000	22-Apr-23

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: 21 February 2024



5H BELSON STREET MALVERN EAST VIC 3145

2 2 2

Sold Price **\$1,375,000** Sold Date **03-Sep-22**

Distance **0.41km**



109B STANHOPE STREET MALVERN VIC 3144

2 2 2

Sold Price **\$1,485,000** Sold Date **22-Apr-23**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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