

# 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

15/7 Warner Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$759,000

### Median sale price

Median price \$700,000 Property Type Unit Suburb Malvern

Period - From 07/06/2023 to 06/06/2024 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	3/5 Leopold St GLEN IRIS 3146	\$807,000	01/06/2024
2	6/1421 High St GLEN IRIS 3146	\$722,000	22/05/2024
3	3/7 Warner St MALVERN 3144	\$690,000	11/04/2024

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: 07/06/2024 11:17



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$690,000 - \$759,000

**Median Unit Price**

07/06/2023 - 06/06/2024: \$700,000

## Comparable Properties



**3/5 Leopold St GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$807,000

**Method:** Auction Sale

**Date:** 01/06/2024

**Property Type:** Unit



**6/1421 High St GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$722,000

**Method:** Sold Before Auction

**Date:** 22/05/2024

**Property Type:** Apartment



**3/7 Warner St MALVERN 3144 (REI/VG)**

Agent Comments



**Price:** \$690,000

**Method:** Private Sale

**Date:** 11/04/2024

**Property Type:** Apartment

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