

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

2/1A Cressy Street, Malvern Vic 3144

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Malvern

Period - From 01/10/2022 to 30/09/2023 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	8/1 Gordon Gr MALVERN 3144	\$715,000	19/08/2023
2	34/62 Wattletree Rd ARMADALE 3143	\$666,000	05/10/2023
3			

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: 25/10/2023 14:55



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Property Type: Apartment (Strata)
Land Size: 80 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending September 2023: \$745,000

Comparable Properties



8/1 Gordon Gr MALVERN 3144 (REI/VG)

Agent Comments

2 1 2

Price: \$715,000
Method: Auction Sale
Date: 19/08/2023
Property Type: Unit



34/62 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$666,000
Method: Auction Sale
Date: 05/10/2023
Property Type: Unit

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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