

# 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

213 Wattletree Road, 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,850,000 Property Type House Suburb Malvern

Period - From 27/09/2022 to 26/09/2023 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	202/171 Wattletree Rd MALVERN 3144	\$2,300,000	02/08/2023
2	4/347 Glenferrie Rd MALVERN 3144	\$2,250,000	12/07/2023
3	6 Rushmead St MALVERN 3144	\$2,230,000	22/06/2023

**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:

27/09/2023 11:13



3   2   1

**Property Type:** House (Res)

**Agent Comments**

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

27/09/2022 - 26/09/2023: \$2,850,000

## Comparable Properties



**202/171 Wattletree Rd MALVERN 3144 (REI)**

**Agent Comments**

3   3   2

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 02/08/2023

**Property Type:** Apartment



**4/347 Glenferrie Rd MALVERN 3144 (REI)**

**Agent Comments**

3   3   2

**Price:** \$2,250,000

**Method:** Private Sale

**Date:** 12/07/2023

**Property Type:** Unit



**6 Rushmead St MALVERN 3144 (REI)**

**Agent Comments**

3   2   1

**Price:** \$2,230,000

**Method:** Private Sale

**Date:** 22/06/2023

**Property Type:** House

Account - Marshall White | P: 03 9822 9999