

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

22/790 Warrigal Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2024 to 31/03/2024 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.

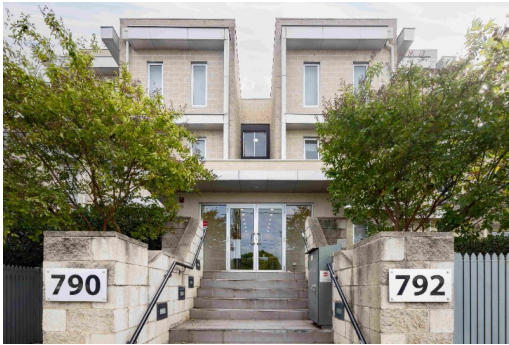
	Address of comparable property	Price	Date of sale
1	202/70 Batesford Rd CHADSTONE 3148	\$340,000	14/02/2024
2	203/70 Batesford Rd CHADSTONE 3148	\$327,500	15/02/2024
3	209/70 Batesford Rd CHADSTONE 3148	\$315,000	26/04/2024

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:

25/06/2024 11:25



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
March quarter 2024: \$610,000

Comparable Properties



202/70 Batesford Rd CHADSTONE 3148 (REI) **Agent Comments**

1 1 1

Price: \$340,000
Method: Private Sale
Date: 14/02/2024
Property Type: Unit



203/70 Batesford Rd CHADSTONE 3148 (REI) **Agent Comments**

1 1 1

Price: \$327,500
Method: Private Sale
Date: 15/02/2024
Property Type: Apartment



209/70 Batesford Rd CHADSTONE 3148 (REI) **Agent Comments**

1 1 1

Price: \$315,000
Method: Sold Before Auction
Date: 26/04/2024
Property Type: Unit

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300