

# 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

3/260 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)

Single price \$359,000

### Median sale price

Median price \$750,000

Property Type Unit

Suburb Malvern

Period - From 01/01/2023

to 31/12/2023

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	16/47 Kooyong Rd ARMADALE 3143	\$349,000	05/12/2023
2	27/61 Kooyong Rd ARMADALE 3143	\$340,000	29/02/2024
3	3/20 Bailey Av ARMADALE 3143	\$335,000	21/02/2024

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:

05/03/2024 16:34



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**16/47 Kooyong Rd ARMADALE 3143 (REI/VG)** Agent Comments



**Price:** \$349,000

**Method:** Private Sale

**Date:** 05/12/2023

**Property Type:** Apartment



**27/61 Kooyong Rd ARMADALE 3143 (REI)** Agent Comments



**Price:** \$340,000

**Method:** Private Sale

**Date:** 29/02/2024

**Property Type:** Apartment



**3/20 Bailey Av ARMADALE 3143 (REI)** Agent Comments



**Price:** \$335,000

**Method:** Private Sale

**Date:** 21/02/2024

**Property Type:** Apartment