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

306 Wattletree Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,450,000		&		\$2,650,000				
Median sale p	rice								
Median price	\$2,092,500	Pro	operty Type	Hou	se		Suburb	Malvern East	
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	437a Wattletree Rd MALVERN EAST 3145	\$2,690,000	17/02/2024
2	14 Ewart St MALVERN 3144	\$2,575,000	02/03/2024
3	353 Wattletree Rd MALVERN EAST 3145	\$2,525,000	16/12/2023

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:

18/04/2024 10:33









Property Type: House (Res) Agent Comments Indicative Selling Price \$2,450,000 - \$2,650,000 Median House Price Year ending March 2024: \$2,092,500

Comparable Properties



437a Wattletree Rd MALVERN EAST 3145 (REI) Agent Comments



Price: \$2,690,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Land Size: 785 sqm approx



14 Ewart St MALVERN 3144 (REI)



Price: \$2,575,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res) Land Size: 464 sqm approx

353 Wattletree Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

Agent Comments



Price: \$2,525,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 620 sqm approx

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