Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/92 Waverley Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$390,000		&		\$420,000				
Median sale p	rice								
Median price	\$595,000	Pro	operty Type	Unit			Suburb	Malvern East	
Period - From	01/01/2023	to	31/12/2023		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 sixmonths 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	7/10 Rosstown Rd CARNEGIE 3163	\$417,500	17/01/2024
2	5/129 Grange Rd GLEN HUNTLY 3163	\$400,000	22/03/2024
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:

03/04/2024 08:56





Myron Ching





Property Type: Apartment Agent Comments

9573 6100 0431 262 955 myronching@jelliscraig.com.au Indicative Selling Price

\$390,000 - \$420,000 Median Unit Price Year ending December 2023: \$595,000

Comparable Properties



7/10 Rosstown Rd CARNEGIE 3163 (REI)

5/129 Grange Rd GLEN HUNTLY 3163 (REI)



Price: \$417,500 Method: Private Sale Date: 17/01/2024 Property Type: Apartment Agent Comments

Agent Comments



Price: \$400,000 Method: Sold Before Auction

1

Date: 22/03/2024 Property Type: Apartment

2

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.

Account - Jellis Craig | P: 03 9593 4500



propertydata ""

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