

# 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

7/4 Wynyeh Street, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$950,000

&

\$1,045,000

### Median sale price

Median price

\$1,203,500

Property Type

Townhouse

Suburb

Malvern East

Period - From

26/03/2023

to

25/03/2024

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	4/114-116 Darling Rd MALVERN EAST 3145	\$1,011,000	21/10/2023
2	2/15 Estella St GLEN IRIS 3146	\$960,000	02/03/2024
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:

26/03/2024 11:46



**Property Type:** Unit

Agent Comments

## Comparable Properties



**4/114-116 Darling Rd MALVERN EAST 3145 (REI)**

Agent Comments



**Price:** \$1,011,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** Unit



**2/15 Estella St GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$960,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** Unit

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.