

## 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

728 WAVERLEY ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,131,000

Property type

House

Suburb

Malvern East

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

2 CRUNDALE STREET ASHWOOD VIC 3147	\$1,406,000	16-Dec-23
8 PEVERILL STREET MALVERN EAST VIC 3145	\$1,545,000	17-Feb-24
76 ALMA STREET MALVERN EAST VIC 3145	\$1,650,000	09-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 16 April 2024



**2 CRUNDALE STREET ASHWOOD  
VIC 3147**

 3  2  4

Sold Price

**\$1,406,000**

Sold Date

**16-Dec-23**

Distance

**1.95km**



**8 PEVERILL STREET MALVERN  
EAST VIC 3145**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,545,000**

Sold Date

**17-Feb-24**

Distance

**0.13km**



**76 ALMA STREET MALVERN EAST  
VIC 3145**

 3  1  2

Sold Price

**\$1,650,000**

Sold Date

**09-Nov-23**

Distance

**1.05km**

RS = Recent sale      UN = Undisclosed Sale

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