

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

772 Warrigal Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$2,092,500

Property Type

House

Suburb

Malvern East

Period - From

01/04/2023

to

31/03/2024

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	28 Batesford Rd MALVERN EAST 3145	\$1,390,000	06/03/2024
2	487 Waverley Rd MALVERN EAST 3145	\$1,260,000	13/04/2024
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:

05/06/2024 16:12

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3 1 2

Property Type: House
Land Size: 833 sqm approx
Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending March 2024: \$2,092,500

Comparable Properties



28 Batesford Rd MALVERN EAST 3145 (VG)

Agent Comments

3 - -

Price: \$1,390,000

Method: Sale

Date: 06/03/2024

Property Type: House (Res)

Land Size: 612 sqm approx



487 Waverley Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,260,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 812 sqm approx

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 - Marshall White | P: 03 9822 9999