## 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 772 Warrigal Road, Malvern East Vic 3145

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,150,000		&		\$1,250,000				
Median sale p	rice								
Median price	\$2,092,500	Pro	operty Type	Hou	ISE		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 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	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**<sup>\*</sup> 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



### MARSHALL WHITE





**Property Type:** House Land Size: 833 sqm approx Agent Comments Adam Pavlou 03 9822 9999 0455 096 229 adam.pavlou@marshallwhite.com.au

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending March 2024: \$2,092,500

# **Comparable Properties**



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

property



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