

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

9/37 WHEATLAND ROAD MALVERN VIC 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Malvern

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

5/77 WATTLETREE ROAD ARMADALE VIC 3143	\$397,500	22-Nov-23
2/77 WATTLETREE ROAD ARMADALE VIC 3143	\$397,500	22-Nov-23
133/11 BOND STREET CAULFIELD NORTH VIC 3161	\$350,000	26-Oct-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: 18 April 2024

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**5/77 WATTLETREE ROAD
 ARMADALE VIC 3143**

1 1 1

Sold Price **\$397,500** Sold Date **22-Nov-23**

Distance **1km**



**2/77 WATTLETREE ROAD
 ARMADALE VIC 3143**

1 1 1

Sold Price Sold Date **22-Nov-23**

Distance **1km**



**133/11 BOND STREET CAULFIELD
 NORTH VIC 3161**

1 1 1

Sold Price **\$350,000** Sold Date **26-Oct-23**

Distance **1.15km**

RS = Recent sale UN = Undisclosed Sale

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