

# 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

213 Wattletree Road, Malvern Vic 3144

### Indicative selling price

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

Single price \$2,150,000

### Median sale price

Median price \$2,912,500

Property Type House

Suburb Malvern

Period - From 29/11/2022

to 28/11/2023

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	6 Rushmead St MALVERN 3144	\$2,230,000	22/06/2023
2	15 Euston St MALVERN 3144	\$2,170,000	21/10/2023
3	32a Eva St MALVERN 3144	\$2,075,000	21/10/2023

**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:

29/11/2023 12:19

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**Indicative Selling Price**

\$2,150,000

**Median House Price**

29/11/2022 - 28/11/2023: \$2,912,500



4  2  1 

**Property Type:** House (Res)

**Agent Comments**

## Comparable Properties



**6 Rushmead St MALVERN 3144 (REI/VG)**

**Agent Comments**

3  2  1 

**Price:** \$2,230,000

**Method:** Private Sale

**Date:** 22/06/2023

**Property Type:** House

**Land Size:** 446 sqm approx



**15 Euston St MALVERN 3144 (REI/VG)**

**Agent Comments**

4  2  1 

**Price:** \$2,170,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 290 sqm approx



**32a Eva St MALVERN 3144 (REI)**

**Agent Comments**

3  2  2 

**Price:** \$2,075,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 403 sqm approx

**Account - Marshall White** | P: 03 9822 9999