

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 437a Wattletree Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$2,277,500 Property Type House Suburb Malvern East

Period - From 01/10/2023 to 31/12/2023 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	368 Wattletree Rd MALVERN EAST 3145	\$2,900,000	06/09/2023
2	463 Wattletree Rd MALVERN EAST 3145	\$2,700,000	13/12/2023
3	353 Wattletree Rd MALVERN EAST 3145	\$2,525,000	16/12/2023

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: 24/01/2024 16:16



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Property Type: House
Land Size: 785 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,900,000
Median House Price
December quarter 2023: \$2,277,500

Comparable Properties



368 Wattletree Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 2

Price: \$2,900,000
Method: Sold Before Auction
Date: 06/09/2023
Property Type: House (Res)
Land Size: 632 sqm approx



463 Wattletree Rd MALVERN EAST 3145 (REI)

Agent Comments

4 2 3

Price: \$2,700,000
Method: Private Sale
Date: 13/12/2023
Property Type: House
Land Size: 1010 sqm approx



353 Wattletree Rd MALVERN EAST 3145 (REI)

Agent Comments

4 2 3

Price: \$2,525,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 620 sqm approx