

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

113/141 Waverley Road, Malvern East, VIC 3145

INDICATIVE SELLING PRICE

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

Range Between \$120,000 & \$129,000

MEDIAN SALE PRICE

Median price \$670,500 | Unit | Malvern East (3145)

Period - From 1 April 2018 to 30 June 2018 | Source - REIV

COMPARABLE PROPERTY SALES

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
16/1023 DANDENONG ROAD, MALVERN EAST VIC 3145	\$132,000	09/04/2018
4/949 DANDENONG ROAD, MALVERN EAST VIC 3145	\$150,000	08/06/2018
21/949 DANDENONG ROAD, MALVERN EAST VIC 3145	\$150,000	04/10/2018