

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 10 Wilks Avenue, Malvern Vic 3144

Indicative selling price

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

Range between \$4,700,000 & \$5,000,000

Median sale price

Median price \$2,750,000 House X Unit Suburb Malvern

Period - From 01/04/2017 to 30/06/2017 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	684 Orrong Rd TOORAK 3142	\$5,500,000	04/03/2017
2	52 Adelaide St ARMADALE 3143	\$5,200,000	22/06/2017
3	18 Robinson St MALVERN 3144	\$4,960,000	03/06/2017

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 829 sqm approx
 Agent Comments

Indicative Selling Price
 \$4,700,000 - \$5,000,000
Median House Price
 June quarter 2017: \$2,750,000

Comparable Properties



684 Orrong Rd TOORAK 3142 (REI)

Agent Comments



Price: \$5,500,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 6
Property Type: House (Res)
Land Size: 877 sqm approx



52 Adelaide St ARMADALE 3143 (REI)

Agent Comments



Price: \$5,200,000
Method: Sold Before Auction
Date: 22/06/2017
Rooms: 9
Property Type: House (Res)
Land Size: 761 sqm approx



18 Robinson St MALVERN 3144 (REI)

Agent Comments



Price: \$4,960,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 8
Property Type: House (Res)
Land Size: 1006 sqm approx