

Christine Arazi 03 9885 2444 0409 231 653

### Statement of Information

christine.arazi@noeljones.com.au

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

	710 Waverley Road, Malvern East Vic 3145
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,100,000	&	\$1,210,000
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#### Median sale price

Median price	\$1,852,000	Hou	ise X	Unit		Suburb	Malvern East
Period - From	01/01/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	54 Chadstone Rd MALVERN EAST 3145	\$1,380,000	09/09/2017
2	31 Rotherwood Dr MALVERN EAST 3145	\$1,207,500	28/10/2017
3	692 Waverley Rd MALVERN EAST 3145	\$1,100,000	21/10/2017

#### 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.

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**Indicative Selling Price** \$1,100,000 - \$1,210,000 **Median House Price** Year ending December 2017: \$1,852,000





Rooms: 7

Property Type: House **Agent Comments** 

## Comparable Properties



54 Chadstone Rd MALVERN EAST 3145 (REI)

**---** 3

Price: \$1,380,000 Method: Auction Sale Date: 09/09/2017 Rooms: 5

Property Type: House (Res) Land Size: 604 sqm approx



31 Rotherwood Dr MALVERN EAST 3145 (REI) Agent Comments

Price: \$1,207,500 Method: Auction Sale Date: 28/10/2017 Rooms: -

Property Type: House (Res) Land Size: 588 sqm approx



692 Waverley Rd MALVERN EAST 3145 (REI)



Price: \$1,100,000 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: House (Res) Land Size: 600 sqm approx

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**Agent Comments** 

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