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	19/790-792 Warrigal Road, Malvern East Vic 3145

Indicative selling price

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

Single price $299,000

Median sale price

Median price $630,000 Property Type Unit Suburb Malvern East

Period - From 01/07/2022 to 30/06/2023 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	5/108 Murrumbeena Rd MURRUMBEENA 3163	$300,000	01/03/2023
2	3/25 Hobart Rd MURRUMBEENA 3163	$285,000	14/01/2023
3	7/21 Hobart Rd MURRUMBEENA 3163	$280,000	31/03/2023

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: 17/07/2023 09:58

19/790-792 Warrigal Road, Malvern East Vic 3145



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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$299,000
Median Unit Price
Year ending June 2023: $630,000

Comparable Properties



5/108 Murrumbeena Rd MURRUMBEENA 3163 (VG)

2 - -

Agent Comments

Price: $300,000
Method: Sale
Date: 01/03/2023
Property Type: Strata Unit/Flat

3/25 Hobart Rd MURRUMBEENA 3163 (REI/VG)

1 1 1

Agent Comments

Price: $285,000
Method: Private Sale
Date: 14/01/2023
Property Type: Apartment



7/21 Hobart Rd MURRUMBEENA 3163 (VG)

1 - -

Agent Comments

Price: $280,000
Method: Sale
Date: 31/03/2023
Property Type: Strata Unit/Flat

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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