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	2/243 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Range between $930,000 & $1,000,000

Median sale price

Median price $2,290,500 Property Type House Suburb Malvern East

Period - From 01/04/2022 to 30/06/2022 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	3/153 Finch St GLEN IRIS 3146	$1,030,000	09/04/2022
2	10/2 June Cr GLEN IRIS 3146	$975,000	14/05/2022
3	2/9 Wanalta Rd CARNEGIE 3163	$935,000	07/05/2022

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: 07/10/2022 10:30

2/243 Waverley Road, Malvern East Vic 3145



2 1 1

Property Type: House
Land Size: 229.367 sqm approx

Agent Comments

Indicative Selling Price
$930,000 - $1,000,000
Median House Price
June quarter 2022: $2,290,500

Comparable Properties



3/153 Finch St GLEN IRIS 3146 (REI/VG)

2 2 1

Price: $1,030,000
Method: Auction Sale
Date: 09/04/2022
Property Type: Unit

Agent Comments



10/2 June Cr GLEN IRIS 3146 (REI)

2 1 2

Price: $975,000
Method: Auction Sale
Date: 14/05/2022
Property Type: Unit

Agent Comments



2/9 Wanalta Rd CARNEGIE 3163 (REI/VG)

2 1 2

Price: $935,000
Method: Auction Sale
Date: 07/05/2022
Property Type: Unit
Land Size: 410 sqm approx

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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