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	7/4 Wynyeh Street, Malvern East Vic 3145

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,202,000 Property Type Townhouse Suburb Malvern East

Period - From 02/04/2023 to 01/04/2024 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	2/1 Tollington Av MALVERN EAST 3145	$938,000	05/01/2024
2	1/39 Grant St MALVERN EAST 3145	$925,000	27/10/2023
3			

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: 02/04/2024 15:19

7/4 Wynyeh Street, Malvern East Vic 3145

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2 1 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Townhouse Price
02/04/2023 - 01/04/2024: $1,202,000

Comparable Properties



2/1 Tollington Av MALVERN EAST 3145 (REI/VG)

2 1 1

Price: $938,000
Method: Private Sale
Date: 05/01/2024
Property Type: Townhouse (Single)

Agent Comments



1/39 Grant St MALVERN EAST 3145 (REI/VG)

2 1 2

Price: $925,000
Method: Private Sale
Date: 27/10/2023
Property Type: Unit

Agent Comments

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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