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	321 Wattletree Road, Malvern East Vic 3145

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,111,000 Property Type House Suburb Malvern East

Period - From 10/10/2023 to 09/10/2024 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	13 Evandale Rd MALVERN 3144	$2,270,000	15/09/2024
2	8 Muswell Hill GLEN IRIS 3146	$2,200,000	14/09/2024
3	163 Darling Rd MALVERN EAST 3145	$2,225,000	01/06/2024

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: 10/10/2024 10:02

321 Wattletree Road, Malvern East Vic 3145

Steve Burke
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4 2 5

Property Type: House
Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
10/10/2023 - 09/10/2024: $2,111,000

Comparable Properties



13 Evandale Rd MALVERN 3144 (REI)

3 1 1

Price: $2,270,000
Method: Sold After Auction
Date: 15/09/2024
Property Type: House (Res)

Agent Comments



8 Muswell Hill GLEN IRIS 3146 (REI)

3 2 4

Price: $2,200,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 708 sqm approx

Agent Comments



163 Darling Rd MALVERN EAST 3145 (REI)

4 2 2

Price: $2,225,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)

Agent Comments

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