

## 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 6/806-808 Warrigal Road, Malvern East Vic 3145

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$339,000

#### Median sale price

Median price \$681,250 House Unit X Suburb Malvern East

Period - From 01/01/2018 to 31/03/2018 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 |                                |       |              |
| 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.

6/806-808 Warrigal Road, Malvern East Vic 3145



2   1   1

**Rooms:**  
**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$339,000  
**Median Unit Price**  
March quarter 2018: \$681,250

Terms: 10% deposit, balance 30, 45 or 60 days. Water Rates: \$710.00 per annum approx. Council Rates: \$687.22 per annum approx. Owners Corporation \$2,381.00 per annum approx. Potential Rent: \$330.00 - \$350.00 per week approx.

## Comparable Properties



**3/806-808 Warrigal Rd MALVERN EAST 3145**   Agent Comments  
(REI)

2   1   1

**Price:** \$345,600  
**Method:** Private Sale  
**Date:** 11/04/2018  
**Rooms:** 3  
**Property Type:** Apartment



**2/786 Warrigal Rd MALVERN EAST 3145**   Agent Comments  
(REI/VG)

2   1   -

**Price:** \$338,880  
**Method:** Private Sale  
**Date:** 06/12/2017  
**Rooms:** 3  
**Property Type:** Apartment

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.