

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



201/5A WINTON ROAD, MALVERN EAST,



Indicative Selling Price

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

Price Range: **\$619,000 to \$639,000**

MEDIAN SALE PRICE



MALVERN EAST, VIC, 3145

Suburb Median Sale Price (Unit)

\$640,444

01 April 2017 to 31 March 2018

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



6/410 WAVERLEY RD, MALVERN EAST, VIC



Sale Price

***\$661,001**

Sale Date: 05/05/2018

Distance from Property: 547m



4/14 ILLOWA ST, MALVERN EAST, VIC 3145



Sale Price

***\$600,000**

Sale Date: 28/04/2018

Distance from Property: 486m



10/16 DENE AVE, MALVERN EAST, VIC 3145



Sale Price

\$665,000

Sale Date: 17/03/2018

Distance from Property: 607m



This report has been compiled on 24/05/2018 by Enrich Property Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

201/5A WINTON ROAD, MALVERN EAST, VIC 3145

Indicative selling price

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

Price Range: \$619,000 to \$639,000

Median sale price

Median price

\$640,444

House

Unit

X

Suburb

MALVERN EAST

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

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
6/410 WAVERLEY RD, MALVERN EAST, VIC 3145	*\$661,001	05/05/2018
10/16 DENE AVE, MALVERN EAST, VIC 3145	*\$665,000	17/03/2018
202/5A WINTON RD, MALVERN EAST, VIC 3145	\$625,000	02/12/2017