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

7/786 Warrigal Road, Malvern East Vic 3145

Indicative selling price

Period - From 01/04/2017

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

Range between	\$380,000		&	\$4	410,000					
Median sale price										
Median price	\$872,500	House		Unit	х		Suburb	Malvern East		

Source REIV

Comparable property sales (*Delete A or B below as applicable)

to

30/06/2017

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.

Ad	dress of comparable property	Price	Date of sale
1	14/804 Warrigal Rd MALVERN EAST 3145	\$410,000	12/07/2017
2	15/800 Warrigal Rd MALVERN EAST 3145	\$387,500	17/03/2017
3	11/798 Warrigal Rd MALVERN EAST 3145	\$380,000	20/06/2017

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.

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480

propertydata

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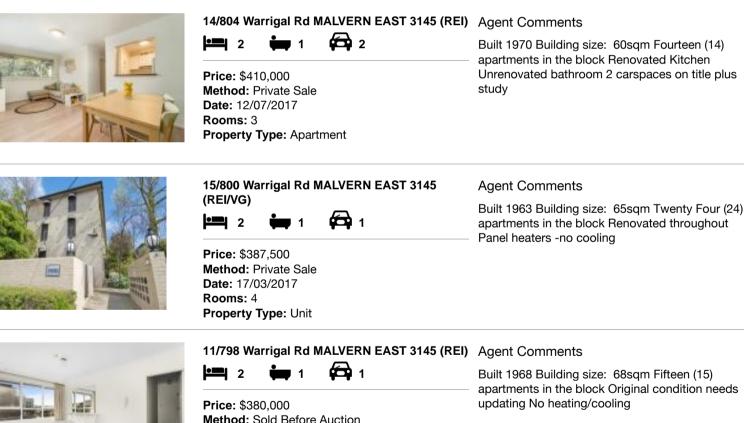


Rooms: 3 Property Type: Apartment Agent Comments

Indicative Selling Price \$380,000 - \$410,000 **Median Unit Price** June guarter 2017: \$872,500

Built 1964 Building size: 63sqm Eighteen (18) apartments in the block (two buildings) Fully renovated - double glazed windows 1st Floor

Comparable Properties





Method: Sold Before Auction Date: 20/06/2017 Rooms: -Property Type: Apartment

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