

## 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 7/786 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)

Range between \$380,000 & \$410,000

#### Median sale price

Median price \$872,500 House Unit X Suburb Malvern East  
Period - From 01/04/2017 to 30/06/2017 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	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.~~

7/786 Warrigal Road, Malvern East Vic 3145



2 1 1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$380,000 - \$410,000  
**Median Unit Price**  
June quarter 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



**14/804 Warrigal Rd MALVERN EAST 3145 (REI)** **Agent Comments**

2 1 2

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 12/07/2017  
**Rooms:** 3  
**Property Type:** Apartment

Built 1970 Building size: 60sqm Fourteen (14) apartments in the block Renovated Kitchen Unrenovated bathroom 2 carspaces on title plus study



**15/800 Warrigal Rd MALVERN EAST 3145 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$387,500  
**Method:** Private Sale  
**Date:** 17/03/2017  
**Rooms:** 4  
**Property Type:** Unit

Built 1963 Building size: 65sqm Twenty Four (24) apartments in the block Renovated throughout Panel heaters -no cooling



**11/798 Warrigal Rd MALVERN EAST 3145 (REI)** **Agent Comments**

2 1 1

**Price:** \$380,000  
**Method:** Sold Before Auction  
**Date:** 20/06/2017  
**Rooms:** -  
**Property Type:** Apartment

Built 1968 Building size: 68sqm Fifteen (15) apartments in the block Original condition needs updating No heating/cooling