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	107/5A Winton Road, Malvern East Vic 3145

Indicative selling price

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

Range between $590,000 & $620,000

Median sale price

Median price $640,000 Property Type Unit Suburb Malvern East

Period - From 01/07/2022 to 30/09/2022 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	10/3 Winton Rd MALVERN EAST 3145	$625,000	12/11/2022
2	307/60 Belgrave Rd MALVERN EAST 3145	$595,000	22/11/2022
3	2/37-39 Fisher St MALVERN EAST 3145	$580,000	22/11/2022

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: 11/01/2023 13:16

107/5A Winton Road, Malvern East Vic 3145

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$590,000 - $620,000
Median Unit Price
September quarter 2022: $640,000

Comparable Properties



10/3 Winton Rd MALVERN EAST 3145 (REI)

2 1 1

Agent Comments

Price: $625,000
Method: Private Sale
Date: 12/11/2022
Property Type: Unit



307/60 Belgrave Rd MALVERN EAST 3145 (VG)

2 - -

Agent Comments

Price: $595,000
Method: Sale
Date: 22/11/2022
Property Type: Strata Unit/Flat



2/37-39 Fisher St MALVERN EAST 3145 (REI)

2 1 1

Agent Comments

Price: $580,000
Method: Sold Before Auction
Date: 22/11/2022
Property Type: Apartment

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