

# 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

5/786 Warrigal Road, Malvern East Vic 3145

### Indicative selling price

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

Range between

\$290,000

&

\$319,000

### Median sale price

Median price

\$587,000

Property Type

Unit

Suburb

Malvern East

Period - From

02/07/2024

to

01/07/2025

Source

Property Data

### 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.~~

This Statement of Information was prepared on:

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Diana De Luca  
03 9830 0990  
0423 228 501

ddeluca@hamkerrproperty.com.au

**Indicative Selling Price**

\$290,000 - \$319,000

**Median Unit Price**

02/07/2024 - 01/07/2025: \$587,000



 1  1  1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties

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** - Ham Kerr Property | P: 03 9830 0990 | F: 03 9830 0983



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