

# 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 24/2A Bates Street, Malvern East 3145

## Indicative selling price

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

Single price \$ or range between \$260,000 & \$285,000

## Median sale price

Median price \$647,500 Property type Apartment Suburb Malvern East

Period - From 01/04/2023 to 30/06/2023 Source R.E.I.V

## 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
5/16 Newlyn Street, Caulfield 3162	\$283,000	30/04/2023
8/78 Railway Road, Carnegie 3163	\$280,000	13/07/2023
7/9 Hudson Street, Caulfield North 3161	\$262,000	30/05/2023

This Statement of Information was prepared on: 01/08/2023