

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 401/2a Clarence Street, Malvern East Vic 3145

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$652,000

Property type Unit

Suburb Malvern East

Period - From 01/07/2020

to

30/09/2020

Source REIV

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 |
|----------------------------------|-----------|--------------|
| 5/5 James Street, Glen Huntly | \$428,150 | 10/09/2020 |
| 114/28 Watson Grove, Glen Huntly | \$415,000 | 22/06/2020 |
| 309/9 Morton Avenue, Carnegie | \$405,000 | 29/10/2020 |

This Statement of Information was prepared on: 21 November 2020