

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 101/12 Illowa Street, Malvern East, VIC 3145

Indicative selling price

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

Single price \$385,000

or range between

&

Median sale price

Median price \$ 800,000

Property type

Unit

Suburb

MALVERN EAST

Period - From 09/09/2021

to

09/09/2022

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 211/60 Belgrave Road Malvern East Vic 3145	\$375,000	2022-07-25
2 2/1207 Dandenong Road Malvern East Vic 3145	\$410,000	2022-05-17
3 14/1 Warley Road Malvern East Vic 3145	\$370,000	2022-09-01

This Statement of Information was prepared on: 09/09/2022

