

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

3/3 DENE AVENUE MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

10/1737 MALVERN ROAD GLEN IRIS VIC 3146	\$600,000	01-Aug-24
10/23-25 WARLEY ROAD MALVERN EAST VIC 3145	\$580,000	19-Jun-24
7/16 REPTON ROAD MALVERN EAST VIC 3145	\$587,000	02-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 08 October 2024

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**10/1737 MALVERN ROAD GLEN
IRIS VIC 3146**

2 1 1

Sold Price **\$600,000** Sold Date **01-Aug-24**

Distance **1.05km**



**10/23-25 WARLEY ROAD
MALVERN EAST VIC 3145**

2 1 1

Sold Price **\$580,000** Sold Date **19-Jun-24**

Distance **1.43km**



**7/16 REPTON ROAD MALVERN
EAST VIC 3145**

2 1 1

Sold Price ^{RS} **\$587,000** ^{UN} Sold Date **02-Sep-24**

Distance **1.49km**

RS = Recent sale **UN** = Undisclosed Sale

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