

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

208/2a Clarence Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$250,000 & \$275,000

Median sale price

Median price \$548,000 Property Type Unit Suburb Malvern East

Period - From 06/11/2022 to 05/11/2023 Source REIV

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	20/1 Warley Rd MALVERN EAST 3145	\$300,000	21/09/2023
2	404/839 Dandenong Rd MALVERN EAST 3145	\$290,000	13/07/2023
3	301/839 Dandenong Rd MALVERN EAST 3145	\$282,000	22/09/2023

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:

06/11/2023 11:25



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$250,000 - \$275,000

Median Unit Price

06/11/2022 - 05/11/2023: \$548,000

Comparable Properties



20/1 Warley Rd MALVERN EAST 3145 (REI)

Agent Comments

1 1 -

Price: \$300,000

Method: Auction Sale

Date: 21/09/2023

Property Type: Apartment

404/839 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

1 1 1

Price: \$290,000

Method: Private Sale

Date: 13/07/2023

Property Type: Unit



301/839 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

1 1 1

Price: \$282,000

Method: Private Sale

Date: 22/09/2023

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000