## 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$250,000		&		\$275,000			
Median sale p	rice							
Median price	\$548,000	Pro	operty Type	Unit			Suburb	Malvern East
Period - From	06/11/2022	to	05/11/2023		So	urce	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.

Ad	dress 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









**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)



Price: \$300,000 Method: Auction Sale Date: 21/09/2023 Property Type: Apartment Agent Comments

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



Price: \$290,000 Method: Private Sale Date: 13/07/2023 Property Type: Unit



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



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



propertydata

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