

# 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

102/2a Clarence Street, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$288,500

### Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/07/2019

to

30/09/2019

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	108/833-839 Dandenong Rd MALVERN EAST 3145	\$318,000	29/10/2019
2	407/2a Clarence St MALVERN EAST 3145	\$315,000	29/08/2019
3	313/951 Dandenong Rd MALVERN EAST 3145	\$265,000	12/11/2019

**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:

03/12/2019 10:33



**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$288,500

**Median Unit Price**  
September quarter 2019: \$655,000

## Comparable Properties



**108/833-839 Dandenong Rd MALVERN EAST 3145 (REI)**

**Agent Comments**



**Price:** \$318,000  
**Method:** Private Sale  
**Date:** 29/10/2019  
**Rooms:** 2  
**Property Type:** Apartment



**407/2a Clarence St MALVERN EAST 3145 (REI/VG)**

**Agent Comments**



**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 29/08/2019  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 762 sqm approx



**313/951 Dandenong Rd MALVERN EAST 3145 (REI)**

**Agent Comments**



**Price:** \$265,000  
**Method:** Private Sale  
**Date:** 12/11/2019  
**Property Type:** Apartment