

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 602/2A Clarence Street, Malvern East, VIC 3145

Indicative selling price

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

Single Price \$299,990

Median sale price

Median price \$592,500 Property Type House Suburb Malvern East (3145)

Period - From 30/05/2023 to 30/05/2024 Source realestate.com.au

Comparable property sales

A These are two 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
214/839 DANDENONG ROAD, MALVERN EAST VIC 3145	\$300,000	09/11/2024
115/839 DANDENONG ROAD, MALVERN EAST VIC 3145	\$290,000	14/10/2024

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: 13/01/2025