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

315/60 Belgrave Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$550,000		&		\$570,000				
Median sale price									
Median price	\$619,000	Pro	operty Type	Unit			Suburb	Malvern East	
Period - From	01/10/2023	to	30/09/2024		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	103/84 Burke Rd MALVERN EAST 3145	\$575,000	24/10/2024
2	712/1060 Dandenong Rd CARNEGIE 3163	\$545,000	17/10/2024
3	108/60 Belgrave Rd MALVERN EAST 3145	\$570,000	11/09/2024

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:

25/11/2024 16:34









Property Type: Apartment Agent Comments

Indicative Selling Price \$550,000 - \$570,000 Median Unit Price Year ending September 2024: \$619,000

Comparable Properties

	103/84 Burke Rd MALVERN EAST 3145 (REI) 1 <	Agent Comments
	712/1060 Dandenong Rd CARNEGIE 3163 (REI) 2 2 2 1 Price: \$545,000 Method: Sold Before Auction Date: 17/10/2024 Property Type: Apartment	Agent Comments
SCOTTBANKS	108/60 Belgrave Rd MALVERN EAST 3145 (REI/VG) 1 1 1 1 Price: \$570,000 Method: Private Sale Date: 11/09/2024 Property Type: Apartment	Agent Comments

Account - Little Real Estate | P: 07 3037 0255



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