

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

12/25 Clarence Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$280,000 & \$300,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2023 to 31/12/2023 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	507/839 Dandenong Rd MALVERN EAST 3145	\$281,000	31/10/2023
3	2/123 Grange Rd GLEN HUNTLY 3163	\$280,000	29/11/2023

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:

16/01/2024 16:02

12/25 Clarence Street, Malvern East Vic 3145

belle
PROPERTY

Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$280,000 - \$300,000

Median Unit Price

Year ending December 2023: \$595,000



1 1 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



20/1 Warley Rd MALVERN EAST 3145 (REI/VG) Agent Comments

1 1 -

Price: \$300,000

Method: Auction Sale

Date: 21/09/2023

Property Type: Apartment



507/839 Dandenong Rd MALVERN EAST 3145 Agent Comments
(REI/VG)

1 1 1

Price: \$281,000

Method: Private Sale

Date: 31/10/2023

Property Type: Apartment



2/123 Grange Rd GLEN HUNTLY 3163 (REI) Agent Comments

1 1 1

Price: \$280,000

Method: Expression of Interest

Date: 29/11/2023

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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