

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 204/12 Camira Street, Malvern East, VIC 3145

Indicative selling price

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

Single price or range between \$620,000 & \$680,000

Median sale price

Median price \$608,000 Property type Unit Suburb MALVERN EAST
Period - From 07/04/2024 to 06/10/2024 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|--|-----------|--------------|
| 1 | 1/21 Camira Street Malvern East Vic 3145 | \$655,000 | 2024-07-16 |
| 2 | 206/6 Dalgety Street Oakleigh Vic 3166 | \$655,000 | 2024-06-08 |
| 3 | 4/2 Dalgety Street Oakleigh Vic 3166 | \$670,000 | 2024-04-26 |

This Statement of Information was prepared on: 07/10/2024

