

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

203/2a Clarence Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$608,000 Property Type Unit Suburb Malvern East

Period - From 01/04/2023 to 31/03/2024 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	94/115 Neerim Rd GLEN HUNTLY 3163	\$395,000	22/11/2023
2	45/115 Neerim Rd GLEN HUNTLY 3163	\$390,000	19/03/2024
3	101/7 Dudley St CAULFIELD EAST 3145	\$335,000	27/02/2024

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:

23/04/2024 13:53



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

Year ending March 2024: \$608,000

Comparable Properties



94/115 Neerim Rd GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$395,000

Method: Private Sale

Date: 22/11/2023

Property Type: Apartment



45/115 Neerim Rd GLEN HUNTLY 3163 (REI)

Agent Comments

2 1 1

Price: \$390,000

Method: Private Sale

Date: 19/03/2024

Property Type: Apartment



101/7 Dudley St CAULFIELD EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$335,000

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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