

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

304/2a Clarence Street, Malvern East Vic 3145

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Malvern East

Period - From

15/08/2022

to

14/08/2023

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	507/8 Station St CAULFIELD NORTH 3161	\$441,000	08/03/2023
2	130/11 Bond St CAULFIELD NORTH 3161	\$428,000	30/03/2023
3	201/8 Station St CAULFIELD NORTH 3161	\$420,000	08/03/2023

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:

15/08/2023 20:25



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

15/08/2022 - 14/08/2023: \$595,000

Comparable Properties

507/8 Station St CAULFIELD NORTH 3161 (VG) Agent Comments



Price: \$441,000

Method: Sale

Date: 08/03/2023

Property Type: Strata Unit/Flat



130/11 Bond St CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$428,000

Method: Private Sale

Date: 30/03/2023

Property Type: Apartment

201/8 Station St CAULFIELD NORTH 3161 (VG) Agent Comments



Price: \$420,000

Method: Sale

Date: 08/03/2023

Property Type: Strata Unit/Flat

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