

# 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

306 / 2A CLARENCE STREET, MALVERN EAST VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$275,000

### Median sale price

Median price

\$312,500

Property type

Unit

Suburb

MALVERN EAST VIC 3145

Period - From

28/04/2021

to

28/04/2022

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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. 606/2a Clarence Street, Malvern East Vic 3145	\$297,000	04/12/2021
2. 311/2a Clarence Street, Malvern East Vic 3145	\$300,000	07/01/2022
3. 5/997 Dandenong Road, Malvern East Vic 3145	\$299,000	14/04/2022

This Statement of Information was prepared on:

09/05/2022