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

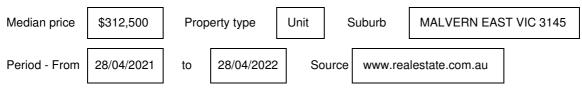
Indicative selling price

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

Single Price:



Median sale price



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