

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

321/2 John Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$647,500 Property Type Unit Suburb Malvern East

Period - From 01/04/2023 to 30/06/2023 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	1115/803 Dandenong Rd MALVERN EAST 3145	\$545,000	25/07/2023
2	5/35 Rosstown Rd CARNEGIE 3163	\$555,000	19/08/2023
3	502/10 Station St CAULFIELD NORTH 3161	\$587,000	16/07/2023

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:

27/09/2023 11:38



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



1115/803 Dandenong Rd MALVERN EAST 3145 **Agent Comments**
(REI)

2 2 1

Price: \$545,000

Method: Private Sale

Date: 25/07/2023

Property Type: Apartment



5/35 Rosstown Rd CARNEGIE 3163 (REI/VG) **Agent Comments**

2 1 1

Price: \$555,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Unit



502/10 Station St CAULFIELD NORTH 3161 **Agent Comments**
(REI/VG)

2 2 1

Price: \$587,000

Method: Private Sale

Date: 16/07/2023

Property Type: Apartment