

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

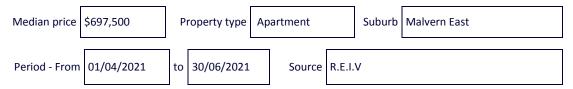
Address	
Including suburb and	5/2a Bates Street, Malvern East 3145
postcode	

Indicative selling price

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

Single price \$315,000

Median sale price



Comparable property sales

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
6/13 Tattenham Street, Caulfield East 3145	\$322,500	17/07/2021
308/951-955 Dandenong Road, Malvern East 3145	\$315,000	28/06/2021
6/113 Eskdale Road, Caulfield North 3161	\$330,000	24/06/2021

This Statement of Information was prepared on: 29/09/2021
