

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran  
Gilbert**

castrangilbert.com.au

### 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:

\$335,000

### Median sale price

Median price

\$294,500

Property type

Unit

Suburb

MALVERN EAST VIC 3145

Period - From

31/10/2018

to

31/10/2019

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. 9/7 Dudley Street, Caulfield East Vic 3145	\$332,000	25/09/2019
2. 101/253 Waverley Road, Malvern East Vic 3145	\$350,000	20/08/2019
3. 9/10 Payne Street, Caulfield North Vic 3161	\$361,000	22/09/2019

This Statement of Information was prepared on:

05/12/2019