# 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

102/2a Clarence Street, Malvern East Vic 3145

## Indicative selling price

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

Single price $298,500

## Median sale price

| Median price | $730,000 | Property Type | Unit | Suburb | Malvern East |
|---|---|---|---|---|---|
| Period - From | 01/04/2019 | to 30/06/2019 | | 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 | 204/907 Dandenong Rd MALVERN EAST 3145 | $320,000 | 07/07/2019 |
| 2 | 309/833 Dandenong Rd MALVERN EAST 3145 | $320,000 | 28/05/2019 |
| 3 | 1/3 Royal La GLEN HUNTLY 3163 | $300,000 | 10/08/2019 |

**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:          26/09/2019 14:37

CONSUMER AFFAIRS VICTORIA

# 102/2a Clarence Street, Malvern East Vic 3145

**Indicative Selling Price**
$298,500
**Median Unit Price**
June quarter 2019: $730,000

🛏 1      🛁 1      🚗

**Property Type:** Apartment
Agent Comments

# Comparable Properties

### 204/907 Dandenong Rd MALVERN EAST 3145 (REI/VG)

🛏 1      🛁 1      🚗 1

**Price:** $320,000
**Method:** Private Sale
**Date:** 07/07/2019
**Property Type:** Apartment
**Land Size:** 546 sqm approx

Agent Comments

### 309/833 Dandenong Rd MALVERN EAST 3145 (REI)

🛏 1      🛁 1      🚗 1

**Price:** $320,000
**Method:** Private Sale
**Date:** 28/05/2019
**Rooms:** 3
**Property Type:** Apartment

Agent Comments

### 1/3 Royal La GLEN HUNTLY 3163 (REI)

🛏 1      🛁 1      🚗 1

**Price:** $300,000
**Method:** Auction Sale
**Date:** 10/08/2019
**Rooms:** 4
**Property Type:** Apartment

Agent Comments