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	110/2A Clarence Street, Malvern East Vic 3145

Indicative selling price

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

Range between $350,000 & $370,000

Median sale price

Median price $590,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2023 to 31/03/2023 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	101/12 Illowa St MALVERN EAST 3145	$370,000	03/04/2023
2	17/236 Wattletree Rd MALVERN 3144	$367,500	14/04/2023
3	1505/803 Dandenong Rd MALVERN EAST 3145	$365,000	06/03/2023

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: 18/04/2023 17:30

110/2A Clarence Street, Malvern East Vic 3145

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$350,000 - $370,000
Median Unit Price
March quarter 2023: $590,000

Comparable Properties



101/12 Illowa St MALVERN EAST 3145 (REI)

1 1 1

Price: $370,000
Method: Private Sale
Date: 03/04/2023
Property Type: Apartment

Agent Comments



17/236 Wattletree Rd MALVERN 3144 (REI)

1 1 1

Price: $367,500
Method: Private Sale
Date: 14/04/2023
Property Type: Apartment

Agent Comments

1505/803 Dandenong Rd MALVERN EAST 3145 (REI/VG)

1 1 1

Price: $365,000
Method: Private Sale
Date: 06/03/2023
Property Type: Unit

Agent Comments

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