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	1/12 Dene Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $687,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2022 to 31/12/2022 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	8/35 Grant St MALVERN EAST 3145	$787,500	12/11/2022
2	7/7 Osborne Av GLEN IRIS 3146	$780,000	02/11/2022
3	211/108 Glen Iris Rd GLEN IRIS 3146	$740,000	13/10/2022

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: 11/04/2023 11:05

1/12 Dene Avenue, Malvern East Vic 3145

shelter. Real Estate
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2 1 1

Rooms: 4
Property Type: Unit

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending December 2022: $687,000

Agent Comments

A spectacular investment, desirable downsize or brilliant entry into the thriving Malvern East market, this immaculate, freestanding streetfront villa offers current day comfort, single-level convenience and exciting potential to up-style when ready.

Comparable Properties

8/35 Grant St MALVERN EAST 3145 (REI/VG)

2 1 1

Price: $787,500
Method: Auction Sale
Date: 12/11/2022
Property Type: Unit

Agent Comments



7/7 Osborne Av GLEN IRIS 3146 (REI/VG)

2 1 2

Price: $780,000
Method: Sold Before Auction
Date: 02/11/2022
Property Type: Unit
Land Size: 136 sqm approx

Agent Comments



211/108 Glen Iris Rd GLEN IRIS 3146 (VG)

2 - -

Price: $740,000
Method: Sale
Date: 13/10/2022
Property Type: Strata Unit/Flat

Agent Comments

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