

Statement of information

116/2 JOHN STREET, MALVERN EAST, VIC 3145
PREPARED BY AARUN TONG, RAY WHITE BENTLEIGH

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



116/2 JOHN STREET, MALVERN EAST, VIC - - -

Indicative Selling Price

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

Price Range: **$395,000 to $430,000**

Provided by: Jamila Christensen , Ray White Bentleigh

MEDIAN SALE PRICE



MALVERN EAST, VIC, 3145

Suburb Median Sale Price (Unit)

$608,000

01 January 2024 to 31 December 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



108/801 DANDENONG RD, MALVERN EAST, 2 2 1

Sale Price

$415,000

Sale Date: 08/10/2024

Distance from Property: 0m A



509/1 VILLAGE MEWS, CAULFIELD NORTH, VIC 2 1 1

Sale Price

$396,800

Sale Date: 08/11/2024

Distance from Property: 223m B



245/11 BOND ST, CAULFIELD NORTH, VIC 2 1 1

Sale Price

$420,000

Sale Date: 19/12/2024

Distance from Property: 313m C

This report has been compiled on 24/03/2025 by Ray White Bentleigh. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	116/2 JOHN STREET, MALVERN EAST, VIC 3145

Indicative selling price

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

Price Range:	$395,000 to $430,000

Median sale price

Median price	$608,000	Property type	Unit	Suburb	MALVERN EAST
Period	01 January 2024 to 31 December 2024	Source	pricefinder		

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
108/801 DANDENONG RD, MALVERN EAST, VIC 3145	$415,000	08/10/2024
509/1 VILLAGE MEWS, CAULFIELD NORTH, VIC 3161	$396,800	08/11/2024
245/11 BOND ST, CAULFIELD NORTH, VIC 3161	$420,000	19/12/2024

This Statement of Information was prepared on: 24/03/2025