

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

322/2 JOHN STREET MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$579,900

&

\$609,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

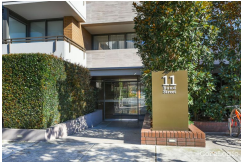
Date of sale

204/11 BOND STREET CAULFIELD NORTH VIC 3161	\$650,000	01-Nov-23
104/56 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$619,000	19-Dec-23
503/1A FINCH STREET MALVERN EAST VIC 3145	\$610,000	07-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 11 April 2024



204/11 BOND STREET CAULFIELD NORTH VIC 3161

 2  2  1

Sold Price **\$650,000** Sold Date **01-Nov-23**

Distance **0.29km**



104/56 KAMBROOK ROAD CAULFIELD NORTH VIC 3161

 2  2  1

Sold Price **\$619,000** Sold Date **19-Dec-23**

Distance **0.36km**



503/1A FINCH STREET MALVERN EAST VIC 3145

 2  2  1

Sold Price ^{RS} **\$610,000** Sold Date **07-Mar-24**

Distance **0.31km**



105/337 BALACLAVA ROAD CAULFIELD NORTH VIC 3161

 2  2  1

Sold Price **\$617,000** Sold Date **13-Jan-24**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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