Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
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Including suburb and	
postcode	

Indicative selling price

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

Range between	\$560,000	&	\$610,000
	1		

Median sale price

Median price	\$630,500	Pro	perty Type Un	it		Suburb	Malvern East
Period - From	01/10/2023	to	31/12/2023	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	503/1a Finch St MALVERN EAST 3145	\$610,000	07/03/2024
2	321/2 John St MALVERN EAST 3145	\$546,000	31/10/2023
3	1113/803 Dandenong Rd MALVERN EAST 3145	\$528,000	24/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/04/2024 12:21





Nick Elmore 03 9830 7000 0438 599 938 nick.elmore@belleproperty.com

> **Indicative Selling Price** \$560,000 - \$610,000 **Median Unit Price**

December quarter 2023: \$630,500

Rooms: 4

Property Type: Unit **Agent Comments**



Spacious 2 bedroom plus study apartment with 2 bathrooms and 2 car accomodation

Comparable Properties



503/1a Finch St MALVERN EAST 3145 (REI)

Price: \$610,000 Method: Private Sale Date: 07/03/2024

Property Type: Apartment

Agent Comments

Agent Comments



321/2 John St MALVERN EAST 3145 (REI/VG)





Price: \$546,000 Method: Private Sale Date: 31/10/2023

Property Type: Apartment



1113/803 Dandenong Rd MALVERN EAST 3145 Agent Comments

(REI/VG)

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Price: \$528.000 Method: Private Sale Date: 24/10/2023

Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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