

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

102/803 DANDENONG ROAD 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

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$758,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Nov 2021

to

31 Oct 2022

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

314/60 BELGRAVE ROAD MALVERN EAST VIC 3145	\$602,000	08-Apr-22
105/2055 MALVERN ROAD MALVERN EAST VIC 3145	\$560,000	17-Jun-22
9/240 WAVERLEY ROAD MALVERN EAST VIC 3145	\$600,000	19-Feb-22

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: 04 November 2022



**314/60 BELGRAVE ROAD
MALVERN EAST VIC 3145**

 2  2  1

Sold Price **\$602,000** Sold Date **08-Apr-22**

Distance **2.68km**



**105/2055 MALVERN ROAD
MALVERN EAST VIC 3145**

 2  2  1

Sold Price **\$560,000** Sold Date **17-Jun-22**

Distance **2.36km**



**9/240 WAVERLEY ROAD
MALVERN EAST VIC 3145**

 2  1  1

Sold Price **\$600,000** Sold Date **19-Feb-22**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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