

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

1315-1317 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,350,000 & \$2,550,000

Median sale price

Median price \$2,067,000 Property Type House Suburb Malvern East

Period - From 01/10/2020 to 30/09/2021 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	9 Rebecca Rd MALVERN EAST 3145	\$2,650,000	23/08/2021
2	2 Taylor St ASHBURTON 3147	\$2,530,000	28/07/2021
3	49 Bowen St MALVERN EAST 3145	\$2,500,000	15/10/2021

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:

19/11/2021 11:20

1315-1317 Dandenong Road, Malvern East Vic 3145

**Jellis
Craig**

Mark Staples

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Indicative Selling Price

\$2,350,000 - \$2,550,000

Median House Price

Year ending September 2021: \$2,067,000



4 5 4

Property Type: House

Land Size: 870 sqm approx

Agent Comments

Grand family proportions cater to every family desire in this magnificent luxury home on an equally impressive 870 sqm approx. garden parcel. Double glazed accommodation includes a superb gourmet kitchen with butler's pantry, palatial main bedroom suite with terrace, three bedrooms with WIRs/ ensuites, northern rear garden, remote double garage and secure OSP.

Comparable Properties



9 Rebecca Rd MALVERN EAST 3145 (VG)

Agent Comments

5 - -

Price: \$2,650,000

Method: Sale

Date: 23/08/2021

Property Type: House (Res)

Land Size: 669 sqm approx



2 Taylor St ASHBURTON 3147 (REI)

Agent Comments

4 4 2

Price: \$2,530,000

Method: Private Sale

Date: 28/07/2021

Property Type: House

Land Size: 590 sqm approx



49 Bowen St MALVERN EAST 3145 (REI)

Agent Comments

4 3 4

Price: \$2,500,000

Method: Sold Before Auction

Date: 15/10/2021

Property Type: House (Res)

Land Size: 669 sqm approx

Account - Jellis Craig | P: 03 9593 4500



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