

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

708/803 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

or range
between

\$515,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

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

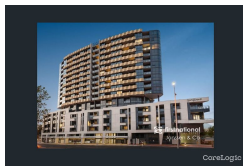
Date of sale

817/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$515,000	11-Nov-23
1415/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$520,000	25-Jan-24
203/865 DANDENONG ROAD MALVERN EAST VIC 3145	\$525,000	13-Feb-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: 03 April 2024



**817/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

2 2 1

Sold Price

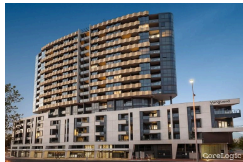
\$515,000

Sold Date

11-Nov-23

Distance

0.03km



**1415/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

3 2 1

Sold Price

\$520,000

Sold Date

25-Jan-24

Distance

0.02km



**203/865 DANDENONG ROAD
MALVERN EAST VIC 3145**

2 2 1

Sold Price

^{RS} **\$525,000**

Sold Date

13-Feb-24

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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