

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

410/803 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

\$349,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Jun 2023

to

31 May 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

804/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$340,000	26-Sep-23
701/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$340,000	17-Dec-23
906/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$328,000	23-Sep-23

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 June 2024



**804/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price **\$340,000** Sold Date **26-Sep-23**

Distance **0km**



**701/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price Sold Date **17-Dec-23**

Distance **0.02km**



**906/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price **\$328,000** Sold Date **23-Sep-23**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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