#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

## Property offered for sale

Address	207/951-955 Dandenong Road, Malvern East Vic 3145
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$300,000	&	\$330,000
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#### Median sale price

Median price	\$765,000	Pro	perty Type Ur	nit		Suburb	Malvern East
Period - From	01/04/2022	to	30/06/2022	So	ource	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

7,01	aress of comparable property	1 1100	Date of Sale
1	218/951 Dandenong Rd MALVERN EAST 3145	\$359,000	23/05/2022
2	9/1214 Dandenong Rd MURRUMBEENA 3163	\$355,000	28/07/2022
3	313/839 Dandenong Rd MALVERN EAST 3145	\$295,000	06/09/2022

#### 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:	26/09/2022 10:01



Date of sale

# RT Edgar





Rooms: 2

Property Type: Apartment Land Size: 53.5 (46.5 internal) sqm

**Agent Comments** 

**Indicative Selling Price** \$300,000 - \$330,000 **Median Unit Price** June quarter 2022: \$765,000

## Comparable Properties

218/951 Dandenong Rd MALVERN EAST 3145

(VG)

Price: \$359,000 Method: Sale Date: 23/05/2022

Property Type: Strata Unit/Flat

**Agent Comments** 



9/1214 Dandenong Rd MURRUMBEENA 3163

(REI/VG)





Price: \$355,000 Method: Private Sale Date: 28/07/2022

Property Type: Unit

Agent Comments

Agent Comments



313/839 Dandenong Rd MALVERN EAST 3145

(REI)

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Price: \$295,000 Method: Private Sale Date: 06/09/2022

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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