

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

207/951-955 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$300,000 & \$330,000

Median sale price

Median price \$765,000 Property Type Unit Suburb Malvern East

Period - From 01/04/2022 to 30/06/2022 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	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



1 1 1

Rooms: 2

Property Type: Apartment

Land Size: 53.5 (46.5 internal) sqm approx

[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) [Agent Comments](#)

1 - -

Price: \$359,000

Method: Sale

Date: 23/05/2022

Property Type: Strata Unit/Flat



9/1214 Dandenong Rd MURRUMBEENA 3163 (REI/VG) [Agent Comments](#)

1 1 1

Price: \$355,000

Method: Private Sale

Date: 28/07/2022

Property Type: Unit



313/839 Dandenong Rd MALVERN EAST 3145 (REI) [Agent Comments](#)

1 1 1

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