

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

203/907 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$290,000

&

\$319,000

Median sale price

Median price

\$650,500

Property Type

Unit

Suburb

Malvern East

Period - From

15/11/2020

to

14/11/2021

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.

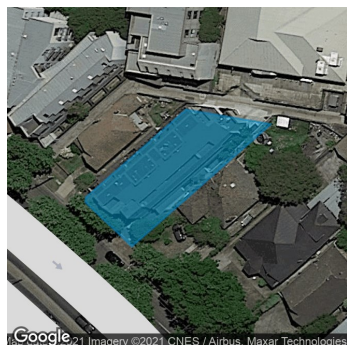
	Address of comparable property	Price	Date of sale
1	5/2a Bates St MALVERN EAST 3145	\$315,000	05/10/2021
2	308/951-955 Dandenong Rd MALVERN EAST 3145	\$315,000	28/06/2021
3	105/907 Dandenong Rd MALVERN EAST 3145	\$290,000	31/08/2021

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:

15/11/2021 09:28



1 1 1

Rooms: 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$290,000 - \$319,000

Median Unit Price

15/11/2020 - 14/11/2021: \$650,500

Comparable Properties



5/2a Bates St MALVERN EAST 3145 (REI/VG)

Agent Comments

1 1 1

Price: \$315,000

Method: Private Sale

Date: 05/10/2021

Rooms: 2

Property Type: Apartment



308/951-955 Dandenong Rd MALVERN EAST 3145 (REI)

Agent Comments

1 1 1

Price: \$315,000

Method: Private Sale

Date: 28/06/2021

Property Type: Apartment



105/907 Dandenong Rd MALVERN EAST 3145 (VG)

Agent Comments

1 - -

Price: \$290,000

Method: Sale

Date: 31/08/2021

Property Type: Strata Unit/Flat