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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$290,000		&		\$319,000			
Median sale p	rice							
Median price	\$650,500	Pro	operty Type	Unit			Suburb	Malvern East
Period - From	15/11/2020	to	14/11/2021		So	urce	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.

Add	dress 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









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



Price: \$315,000 Method: Private Sale Date: 05/10/2021 Rooms: 2 Property Type: Apartment



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



Price: \$315,000 Method: Private Sale Date: 28/06/2021 Property Type: Apartment



105/907 Dandenong Rd MALVERN EAST 3145 Agent Comments (VG)



Price: \$290,000 Method: Sale Date: 31/08/2021 Property Type: Strata Unit/Flat

Account - Little Real Estate | P: 07 3037 0255



propertydata

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