

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

118/839 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Single price

\$299,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/10/2021

to

30/09/2022

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	10/92 Waverley Rd MALVERN EAST 3145	\$300,000	28/09/2022
2	6/1080 Glen Huntly Rd GLEN HUNTLY 3163	\$316,000	13/07/2022
3	9/65 Station St MALVERN 3144	\$320,000	06/06/2022

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:

21/10/2022 10:44

118/839 Dandenong Road, Malvern East Vic 3145



Andrew James
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Indicative Selling Price

\$299,000

Median Unit Price

Year ending September 2022: \$730,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



10/92 Waverley Rd MALVERN EAST 3145 (REI) **Agent Comments**

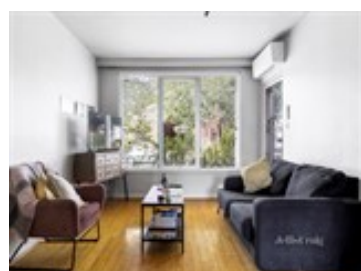
1 1 1

Price: \$300,000

Method: Private Sale

Date: 28/09/2022

Property Type: Apartment



6/1080 Glen Huntly Rd GLEN HUNTLY 3163 (REI/VG) **Agent Comments**

1 1 1

Price: \$316,000

Method: Private Sale

Date: 13/07/2022

Property Type: Apartment



9/65 Station St MALVERN 3144 (REI/VG) **Agent Comments**

1 1 1

Price: \$320,000

Method: Private Sale

Date: 06/06/2022

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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