

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address 309 / 833 - 839 DANDENONG ROAD, MALVERN EAST VIC 3145

Indicative selling price

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

Single price:

\$390,000

Median sale price

Median price \$270,000

Apartment



Suburb

MALVERN EAST VIC 3145

Period - From

01/02/2018

to

01/02/2019

Source

www.realestate.com.au

Comparable property sales

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 properties	Price	Date of sale
1. 3/37 Wheatland Road, Malvern Vic 3144	\$400,000	24/09/2018
2. 8/236 Wattletree Road, Malvern Vic 3144	\$404,000	24/11/2018
3. 204/226 Waverley Road, Malvern East Vic 3145	\$405,000	15/11/2018