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

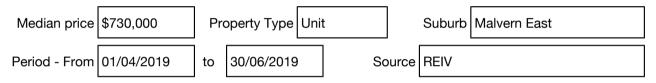
108/839 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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Single price \$320,000

Median sale price



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	204/907 Dandenong Rd MALVERN EAST 3145	\$320,000	07/07/2019
2	309/839 Dandenong Rd MALVERN EAST 3145	\$320,000	28/05/2019
3	107/839 Dandenong Rd MALVERN EAST 3145	\$320,000	18/06/2019

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:

17/09/2019 13:56









Property Type: House (Res) **Land Size:** 1380 sqm approx Agent Comments Indicative Selling Price \$320,000 Median Unit Price June quarter 2019: \$730,000

Comparable Properties



204/907 Dandenong Rd MALVERN EAST 3145 Agent Comments (REI/VG)



Price: \$320,000 Method: Private Sale Date: 07/07/2019 Property Type: Apartment Land Size: 546 sqm approx

309/839 Dandenong Rd MALVERN EAST 3145 Agent Comments (VG)



Price: \$320,000 Method: Sale Date: 28/05/2019 Property Type: Strata Unit/Flat

107/839 Dandenong Rd MALVERN EAST 3145 Agent Comments (VG)



Price: \$320,000 Method: Sale Date: 18/06/2019 Property Type: Strata Unit/Flat

Account - Little Real Estate | P: 03 8809 5585 | F: 03 8809 5660



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.