

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

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

Single price

\$320,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/04/2019

to

30/06/2019

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	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 (REI/VG) **Agent Comments**



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 (VG) **Agent Comments**



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

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



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