

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

3/1407-1409 Dandenong Road Malvern East VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$746,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

11/16 Carrum Street Malvern East VIC 3145	\$563,888	19-Jun-21
604/1525 Dandenong Road Oakleigh VIC 3166	\$580,000	05-Aug-21
217/28 Swindon Road Hughesdale VIC 3166	\$510,000	04-May-21

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 6 months.~~

This Statement of Information was prepared on: 30 September 2021



**11/16 Carrum Street Malvern East
VIC 3145**

 2
  1
  1

Sold Price

\$563,888

Sold Date

19-Jun-21

Distance

0.21km



**604/1525 Dandenong Road
Oakleigh VIC 3166**

 2
  2
  2

Sold Price

\$580,000

Sold Date

05-Aug-21

Distance

0.58km



**217/28 Swindon Road Hughesdale
VIC 3166**

 2
  2
  1

Sold Price

\$510,000

Sold Date

04-May-21

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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