

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

306/881 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Apr 2020

to

31 Mar 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

307/951-955 Dandenong Road Malvern East VIC 3145	\$315,000	18-Mar-21
6/2A Bates Street Malvern East VIC 3145	\$299,950	18-Feb-21
104/253 Waverley Road Malvern East VIC 3145	\$385,000	11-Feb-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: 09 April 2021



**307/951-955 Dandenong Road
Malvern East VIC 3145**

 1  1  1

Sold Price ^{RS} **\$315,000** ^{UN} Sold Date **18-Mar-21**

Distance **0.7km**



**6/2A Bates Street Malvern East VIC
3145**

 1  1  1

Sold Price ^{RS} **\$299,950** Sold Date **18-Feb-21**

Distance **0.17km**



**104/253 Waverley Road Malvern
East VIC 3145**

 1  1  1

Sold Price **\$385,000** Sold Date **11-Feb-21**

Distance **1.34km**

RS = Recent sale **UN** = Undisclosed Sale

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