

# 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

401/839 Dandenong Road, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000

&

\$440,000

### Median sale price

Median price \$748,500

Property Type Unit

Suburb Malvern East

Period - From 01/01/2022

to 31/03/2022

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	501/839 Dandenong Rd MALVERN EAST 3145	\$450,000	01/07/2022
2	505/839 Dandenong Rd MALVERN EAST 3145	\$440,000	24/05/2022
3	101/907 Dandenong Rd MALVERN EAST 3145	\$475,000	18/04/2022

**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:

08/07/2022 15:02



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

March quarter 2022: \$748,500

## Comparable Properties



**501/839 Dandenong Rd MALVERN EAST 3145 (REI)**

Agent Comments

2 1 1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 01/07/2022

**Property Type:** Apartment



**505/839 Dandenong Rd MALVERN EAST 3145 (REI)**

Agent Comments

2 1 1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 24/05/2022

**Property Type:** Apartment



**101/907 Dandenong Rd MALVERN EAST 3145 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$475,000

**Method:** Private Sale

**Date:** 18/04/2022

**Property Type:** Apartment