

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

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

Account - Little Real Estate | P: 07 3037 0255