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 betweer	\$400,000		&		\$440,000					
Median sale pi	rice									
Median price	\$748,500	Pro	operty Type	Unit			Suburb	Malvern East		
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ad	dress 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









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 Agent Comments (REI)



Price: \$450,000 Method: Private Sale Date: 01/07/2022 Property Type: Apartment



505/839 Dandenong Rd MALVERN EAST 3145 Agent Comments (REI)



Price: \$440,000 Method: Private Sale Date: 24/05/2022 Property Type: Apartment



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



Price: \$475,000 Method: Private Sale Date: 18/04/2022 Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.