

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

22/997 Dandenong Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000 & \$420,000

Median sale price

Median price \$697,500 Property Type Unit Suburb Malvern East

Period - From 01/04/2021 to 30/06/2021 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	3/45 Rosstown Rd CARNEGIE 3163	\$420,000	24/05/2021
2	7/5 Wattle Av GLEN HUNTLY 3163	\$420,000	27/02/2021
3	308/9 Morton Av CARNEGIE 3163	\$420,000	19/03/2021

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: 19/08/2021 14:41

22/997 Dandenong Road, Malvern East Vic 3145



2 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$390,000 - \$420,000

Median Unit Price

June quarter 2021: \$697,500

Comparable Properties



3/45 Rosstown Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$420,000

Method: Sold After Auction

Date: 24/05/2021

Property Type: Apartment



7/5 Wattle Av GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 1 1

Price: \$420,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Apartment



308/9 Morton Av CARNEGIE 3163 (VG)

Agent Comments

2 - -

Price: \$420,000

Method: Sale

Date: 19/03/2021

Property Type: Strata Unit/Flat

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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