

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

31/997 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$631,000 Property Type Unit Suburb Malvern East

Period - From 24/07/2022 to 23/07/2023 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	3/29 Hunter St MALVERN 3144	\$491,000	15/02/2023
2	8/17 Maroona Rd CARNEGIE 3163	\$485,000	11/02/2023
3	4/21 Jersey Pde CARNEGIE 3163	\$465,500	17/04/2023

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:

24/07/2023 15:07

Farai Katiyo
03 9805 1111
0404 126 415
fkatiyo@woodards.com.au

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

24/07/2022 - 23/07/2023: \$631,000



Property Type:

Agent Comments

Comparable Properties



3/29 Hunter St MALVERN 3144 (VG)

Agent Comments



Price: \$491,000

Method: Sale

Date: 15/02/2023

Property Type: Strata Unit/Flat



8/17 Maroona Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 11/02/2023

Property Type: Apartment



4/21 Jersey Pde CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$465,500

Method: Private Sale

Date: 17/04/2023

Property Type: Apartment

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199