# 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

208/803 Dandenong Road, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$545,000		&		\$570,000					
Median sale p	rice									
Median price	\$615,000	Pro	operty Type	Unit			Suburb	Malvern East		
Period - From	01/01/2024	to	31/12/2024		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.

Add	dress of comparable property	Price	Date of sale
1	105/84 Burke Rd MALVERN EAST 3145	\$583,500	20/12/2024
2	101/803 Dandenong Rd MALVERN EAST 3145	\$505,000	19/09/2024
3	105/1009 Dandenong Rd MALVERN EAST 3145	\$587,000	16/08/2024

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:

21/01/2025 15:33









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$545,000 - \$570,000 **Median Unit Price** Year ending December 2024: \$615,000

# **Comparable Properties**



105/84 Burke Rd MALVERN EAST 3145 (REI)



Price: \$583,500 Method: Sold After Auction Date: 20/12/2024 Property Type: Apartment

101/803 Dandenong Rd MALVERN EAST 3145 (REI/VG) Agent Comments

1

2 2 1

Agent Comments



Price: \$505,000 Method: Private Sale Date: 19/09/2024 Property Type: Apartment

105/1009 Dandenong Rd MALVERN EAST 3145 (REI/VG) Agent Comments





Price: \$587,000 Method: Private Sale Date: 16/08/2024 Property Type: Apartment

### Account - Gem Realty



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