

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

611/803 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$490,000

&

\$539,000

Median sale price

Median price \$657,500

Property Type Unit

Suburb Malvern East

Period - From 02/06/2021

to

01/06/2022

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	7/14 Finlayson St MALVERN 3144	\$537,000	23/02/2022
2	103/288 Hawthorn Rd CAULFIELD 3162	\$530,000	26/04/2022
3	1/321 Waverley Rd MALVERN EAST 3145	\$530,000	08/03/2022

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:

02/06/2022 15:49



2
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

02/06/2021 - 01/06/2022: \$657,500

Comparable Properties



7/14 Finlayson St MALVERN 3144 (REI/VG)

Agent Comments

2
 1
 1

Price: \$537,000

Method: Sold Before Auction

Date: 23/02/2022

Rooms: 4

Property Type: Apartment



103/288 Hawthorn Rd CAULFIELD 3162 (REI/VG)

Agent Comments

2
 1
 1

Price: \$530,000

Method: Sold Before Auction

Date: 26/04/2022

Property Type: Apartment



1/321 Waverley Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

2
 1
 -

Price: \$530,000

Method: Private Sale

Date: 08/03/2022

Property Type: Apartment

Account - VICPROP