

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

20/997 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$380,000 & \$400,000

Median sale price

Median price \$557,000 Property Type Unit Suburb Malvern East

Period - From 07/06/2022 to 06/06/2023 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	11/11 Maroona Rd CARNEGIE 3163	\$392,800	16/03/2023
2	15/40 Koornang Rd CARNEGIE 3163	\$380,000	02/02/2023
3	2/12 Grange Rd CARNEGIE 3163	\$365,000	10/12/2022

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:

07/06/2023 15:21



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$400,000

Median Unit Price

07/06/2022 - 06/06/2023: \$557,000

Comparable Properties

11/11 Maroona Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$392,800

Method: Sold Before Auction

Date: 16/03/2023

Property Type: Unit

15/40 Koornang Rd CARNEGIE 3163 (VG)

Agent Comments

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Price: \$380,000

Method: Sale

Date: 02/02/2023

Property Type: Strata Unit/Flat

2/12 Grange Rd CARNEGIE 3163 (REI/VG)

Agent Comments

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Price: \$365,000

Method: Auction Sale

Date: 10/12/2022

Property Type: Apartment

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