

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	616/641 Dandenong Rd	Malvern Vic 3144
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Indicative selling price

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

Range between \$2,450,000 & \$2,500,000

Median sale price

Median price \$757,500 Property Type Unit Suburb Malvern
Period - From 01/04/2022 to 31/03/2023 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	G.01/6 Chilcote Av MALVERN 3144	\$2,850,000	11/02/2023
2	3/3a Maple Gr TOORAK 3142	\$3,271,147	07/03/2023
3	10/209a Kooyong Rd TOORAK 3142	\$3,400,000	10/02/2023

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:

25/05/2023

Comparable Properties



G.01/6 Chilcote Av MALVERN 3144 (REI)

Agent Comments

3 2 2

Price: \$2,850,000
Method: Private Sale
Date: 11/02/2023
Property Type: Apartment



3/3a Maple Gr TOORAK 3142 (REI/VG)

Agent Comments

3 2 3

Price: \$3,271,147
Method: Private Sale
Date: 07/03/2023
Property Type: Apartment



10/209a Kooyong Rd TOORAK 3142 (REI/VG)

Agent Comments

3 2 2

Price: \$3,400,000
Method: Private Sale
Date: 10/02/2023
Property Type: Unit