

## 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

105/907 Dandenong Road Malvern East VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$280,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$693,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

### 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 6 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 6/2A Bates Street Malvern East VIC 3145      | \$299,950 | 21-Jan-21 |
| 111/2A Clarence Street Malvern East VIC 3145 | \$300,000 | 14-Mar-21 |
| 119/839 Dandenong Road Malvern East VIC 3145 | \$310,000 | 25-Feb-21 |

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 6 months.~~

This Statement of Information was prepared on: 28 June 2021



**6/2A Bates Street Malvern East VIC 3145** Sold Price **\$299,950** Sold Date **21-Jan-21**

 1
  1
  1

Distance **0.25km**



**111/2A Clarence Street Malvern East VIC 3145** Sold Price **\$300,000** Sold Date **14-Mar-21**

 1
  1
  1

Distance **0.45km**



**119/839 Dandenong Road Malvern East VIC 3145** Sold Price **\$310,000** Sold Date **25-Feb-21**

 2
  1
  1

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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