

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

29/997 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Single price

\$465,000

Median sale price

Median price

\$815,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/10/2021

to

31/12/2021

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	6/1 Rosstown Rd CARNEGIE 3163	\$480,000	12/02/2022
2	5/1129 Dandenong Rd MALVERN EAST 3145	\$470,000	24/10/2021
3			

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:

15/02/2022 08:52



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$465,000

Median Unit Price
December quarter 2021: \$815,000

Comparable Properties



6/1 Rosstown Rd CARNEGIE 3163 (REI)

Agent Comments

 2  1  1

Price: \$480,000
Method: Auction Sale
Date: 12/02/2022
Property Type: Apartment



5/1129 Dandenong Rd MALVERN EAST 3145 (REI)

Agent Comments

 2  1  1

Price: \$470,000
Method: Private Sale
Date: 24/10/2021
Property Type: Apartment

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.

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