

## 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

510/881 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

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Nov 2022

to

31 Oct 2023

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

609/881 DANDENONG ROAD MALVERN EAST VIC 3145	\$462,000	26-Jul-23
109/2 JOHN STREET MALVERN EAST VIC 3145	\$491,400	19-May-23
112/56 KAMBROOK ROAD CAULFIELD NORTH VIC 3161	\$470,000	30-May-23

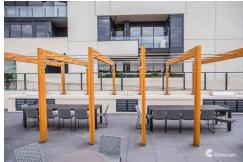
OR

**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.~~

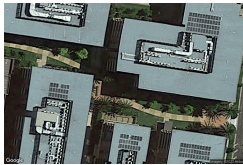
This Statement of Information was prepared on: 14 November 2023

**609/881 DANDENONG ROAD  
MALVERN EAST VIC 3145**

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Sold Price **\$462,000** Sold Date **26-Jul-23**Distance **0km****109/2 JOHN STREET MALVERN  
EAST VIC 3145**

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Sold Price **\$491,400** Sold Date **19-May-23**Distance **0.29km****112/56 KAMBROOK ROAD  
CAULFIELD NORTH VIC 3161**

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Sold Price **\$470,000** Sold Date **30-May-23**Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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