## 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

204/907 Dandenong Road, Malvern East Vic 3145

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$320,000		&		\$350,000			
Median sale pr	rice							
Median price	\$541,250	Pro	operty Type	Unit			Suburb	Malvern East
Period - From	11/01/2023	to	10/01/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	701/803 Dandenong Rd MALVERN EAST 3145	\$340,000	17/12/2023
2	804/803 Dandenong Rd MALVERN EAST 3145	\$340,000	10/10/2023
3	216/951 Dandenong Rd MALVERN EAST 3145	\$335,000	28/07/2023

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:

11/01/2024 12:55









**Property Type:** Apartment **Land Size:** 546 sqm approx Agent Comments Indicative Selling Price \$320,000 - \$350,000 Median Unit Price 11/01/2023 - 10/01/2024: \$541,250

# **Comparable Properties**



701/803 Dandenong Rd MALVERN EAST 3145 Agent Comments (REI)



Price: \$340,000 Method: Private Sale Date: 17/12/2023 Property Type: Unit



804/803 Dandenong Rd MALVERN EAST 3145 Agent Comments (REI/VG)



Price: \$340,000 Method: Private Sale Date: 10/10/2023 Property Type: Apartment



216/951 Dandenong Rd MALVERN EAST 3145 Agent Comments (REI/VG)



Price: \$335,000 Method: Private Sale Date: 28/07/2023 Property Type: Apartment Land Size: 65 sqm approx

#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



property data

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