

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 consumer.vic.gov.au/underquoting

Range between \$320,000 & \$350,000

Median sale price

Median price \$541,250 Property Type Unit Suburb Malvern East

Period - From 11/01/2023 to 10/01/2024 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	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



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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)

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



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

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



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

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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