

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

415/839 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$285,000 & \$310,000

Median sale price

Median price \$618,000 Property Type Unit Suburb Malvern East

Period - From 25/11/2021 to 24/11/2022 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	4/951 Dandenong Rd MALVERN EAST 3145	\$330,000	02/09/2022
2	207/951-955 Dandenong Rd MALVERN EAST 3145	\$325,000	04/11/2022
3	313/839 Dandenong Rd MALVERN EAST 3145	\$295,000	06/09/2022

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:

25/11/2022 12:34



1 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$285,000 - \$310,000

Median Unit Price

25/11/2021 - 24/11/2022: \$618,000

Comparable Properties



4/951 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

1 1 1

Price: \$330,000

Method: Private Sale

Date: 02/09/2022

Property Type: Apartment



207/951-955 Dandenong Rd MALVERN EAST 3145 (REI)

Agent Comments

1 1 1

Price: \$325,000

Method: Private Sale

Date: 04/11/2022

Property Type: Apartment



313/839 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

1 1 1

Price: \$295,000

Method: Private Sale

Date: 06/09/2022

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000