

## 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

33/949 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

\$170,000

&

\$185,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$644,999

Property type

Unit

Suburb

Malvern East

Period-from

01 May 2019

to

30 Apr 2020

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

50/949 Dandenong Road Malvern East VIC 3145	\$180,000	21-Jun-19
7/949 Dandenong Road Malvern East VIC 3145	\$152,500	19-May-20

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: 24 May 2020

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50/949 Dandenong Road Malvern  
East VIC 3145

Sold Price

**\$180,000**

Sold Date

**21-Jun-19**

1



1



2

Distance

-



7/949 Dandenong Road Malvern  
East VIC 3145

Sold Price

<sup>RS</sup> **\$152,500**

Sold Date

**19-May-20**

1



1



1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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