

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

1265-1267 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$1,975,000

Property Type House

Suburb Malvern East

Period - From 01/07/2020

to

30/06/2021

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	396 Waverley Rd MALVERN EAST 3145	\$2,375,000	12/08/2021
2	34 Darling Rd MALVERN EAST 3145	\$2,150,000	09/08/2021
3	12 Sutherland St MALVERN EAST 3145	\$1,980,000	31/07/2021

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:

15/09/2021 12:32



Property Type: House (Res)

Land Size: 737 sqm approx

Agent Comments

Comparable Properties



396 Waverley Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$2,375,000

Method: Sold Before Auction

Date: 12/08/2021

Property Type: House (Res)

Land Size: 883 sqm approx



34 Darling Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$2,150,000

Method: Sold Before Auction

Date: 09/08/2021

Property Type: House (Res)

Land Size: 696 sqm approx

12 Sutherland St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,980,000

Method: Auction Sale

Date: 31/07/2021

Property Type: House (Res)