

## 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

708/803 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

\$480,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Oct 2023

to

30 Sep 2024

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

| Address of comparable property               | Price     | Date of sale |
|--|-----------|--------------|
| 202/907 DANDENONG ROAD MALVERN EAST VIC 3145 | \$485,000 | 08-Oct-24    |
|  |           |              |
|  |           |              |

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: 17 October 2024

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**202/907 DANDENONG ROAD  
MALVERN EAST VIC 3145**

 2  2  1

Sold Price

<sup>RS</sup>

**\$485,000**

Sold Date

**08-Oct-24**

Distance

**0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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