

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 402/883-839 Dandenong Road, Malvern East VIC 3145

Indicative selling price

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

Single price \$369,000

or range between

&

Median sale price

Median price \$815,000

Property type UNIT

Suburb Malvern East

Period - From 01/10/2021

to 31/12/2021

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. 106/6 Morton Avenue CARNEGIE 3163	\$370,000	30/11/2021
2. 303/1100 Dandenong Road CARNEGIE 3163	\$359,000	07/01/2022

This Statement of Information was prepared on: Tuesday 5th April 2022