

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

202/641 Dandenong Road, Malvern 3144

Indicative selling price

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

Range between

\$650,000

&

\$695,000

Median sale price

Median price

\$743,000

Property Type

Unit

Suburb

Malvern

Period - From

01/01/2022

to

31/12/2022

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	5/421 Tooronga Rd HAWTHORN EAST 3123	\$668,000	08/11/2022
2	14/17-19 Armadale St ARMADALE 3143	\$680,000	22/02/2023
3	20/5 Warner St MALVERN 3144	\$700,000	14/02/2023

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:

26/05/2023

Comparable Properties



5/421 Tooronga Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

 2  1  1

Price: \$668,000
Method: Sold Before Auction
Date: 08/11/2022
Property Type: Unit
Land Size: 947.74 sqm approx



14/17-19 Armadale St ARMADALE 3143 (REI)

Agent Comments

 2  1  1

Price: \$680,000
Method: Sold Before Auction
Date: 22/02/2023
Property Type: Apartment



20/5 Warner St MALVERN 3144 (REI)

Agent Comments

 2  1  1

Price: \$700,000
Method: Sold Before Auction
Date: 14/02/2023
Property Type: Apartment