

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

103/907 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$260,000 & \$270,000

Median sale price

Median price \$652,000 Property Type Unit Suburb Malvern East

Period - From 28/02/2022 to 27/02/2023 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	415/839 Dandenong Rd MALVERN EAST 3145	\$285,000	12/01/2023
2	6/999 Dandenong Rd MALVERN EAST 3145	\$280,000	17/10/2022
3	118/839 Dandenong Rd MALVERN EAST 3145	\$280,000	11/01/2023

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:

28/02/2023 13:42



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$260,000 - \$270,000

Median Unit Price

28/02/2022 - 27/02/2023: \$652,000

Comparable Properties



415/839 Dandenong Rd MALVERN EAST 3145 (REI)

Agent Comments

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Price: \$285,000

Method: Private Sale

Date: 12/01/2023

Property Type: Apartment



6/999 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

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Price: \$280,000

Method: Private Sale

Date: 17/10/2022

Property Type: Apartment

Land Size: 48 sqm approx



118/839 Dandenong Rd MALVERN EAST 3145 (REI)

Agent Comments

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 1

Price: \$280,000

Method: Private Sale

Date: 11/01/2023

Property Type: Apartment