

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

101/907 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$871,250

Property Type

Unit

Suburb

Malvern East

Period - From

01/01/2021

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	7/29 Hunter St MALVERN 3144	\$509,000	04/12/2021
2	202/1100 Dandenong Rd CARNEGIE 3163	\$510,000	30/10/2021
3			

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:

25/03/2022 10:29

101/907 Dandenong Road, Malvern East Vic 3145

Mark Williams
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Indicative Selling Price

\$495,000

Median Unit Price

Year ending December 2021: \$871,250



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



7/29 Hunter St MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$509,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Unit



202/1100 Dandenong Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$510,000

Method: Auction Sale

Date: 30/10/2021

Property Type: Apartment

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.

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525