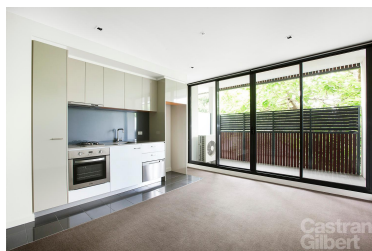


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



114/951-955 DANDENONG ROAD,

 1  1  1

Indicative Selling Price

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

Single Price: \$340,000

Provided by: Evelyn Chin, Leaders Real Estate Group

MEDIAN SALE PRICE



MALVERN EAST, VIC, 3145

Suburb Median Sale Price (Unit)

\$640,444

01 April 2017 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



217/951 DANDENONG RD, MALVERN EAST,

 1  1  1

Sale Price

***\$339,000**

Sale Date: 11/10/2017

Distance from Property: 0m



208/951 DANDENONG RD, MALVERN EAST,

 1  1  1

Sale Price

\$350,000

Sale Date: 23/07/2017

Distance from Property: 0m



110/951 DANDENONG RD, MALVERN EAST,

 1  1  1

Sale Price

\$335,000

Sale Date: 23/06/2017

Distance from Property: 0m



This report has been compiled on 30/11/2017 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

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

114/951-955 DANDENONG ROAD, MALVERN EAST, VIC 3145

Indicative selling price

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

Single Price:

\$340,000

Median sale price

Median price

\$640,444

House

Unit

X

Suburb

MALVERN EAST

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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
217/951 DANDENONG RD, MALVERN EAST, VIC 3145	*\$339,000	11/10/2017
208/951 DANDENONG RD, MALVERN EAST, VIC 3145	\$350,000	23/07/2017
110/951 DANDENONG RD, MALVERN EAST, VIC 3145	\$335,000	23/06/2017