

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 23/997 Dandenong Road, Malvern East

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$655,000 Property type Apartment Suburb Malvern East

Period - From 16/06/2024 to 16/10/2024 Source REIV

Comparable property sales

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. 2/11 Rosstown Road, Carnegie VIC 3163 | \$450,000 | 08/07/2024 |
| 2. 7/15 Rosedale Avenue, Glen Huntly VIC 3163 | \$435,000 | 29/09/2024 |
| 3. 30/997 Dandenong Road, Malvern East VIC 3145 | \$410,000 | 14/09/2024 |

This Statement of Information was prepared on: 16.10.2024