

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

505 / 839 DANDENONG ROAD, MALVERN EAST VIC 3145

Indicative selling price

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

Single Price:

\$449,000

Median sale price

Median price

\$700,000

Property type

Unit

Suburb

MALVERN EAST VIC 3145

Period - From

06/04/2021

to

06/04/2022

Source

www.realestate.com.au

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. 9/15 Payne Street, Caulfield North Vic 3161	\$461,000	27/03/2022
2. 1/29 Hunter Street, Malvern Vic 3144	\$475,000	26/03/2022
3. 6/1 Rosstown Road, Carnegie Vic 3163	\$480,000	12/02/2021

This Statement of Information was prepared on:

28/04/2022