

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

509/781-807 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Single price

\$480,000

Median sale price

Median price

\$632,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/04/2022

to

31/03/2023

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	1110/803 Dandenong Rd MALVERN EAST 3145	\$520,000	23/12/2022
2	5/39 Rosstown Rd CARNEGIE 3163	\$500,000	01/02/2023
3	202/337 Balaclava Rd CAULFIELD NORTH 3161	\$490,000	11/04/2023

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:

25/04/2023 21:34

509/781-807 Dandenong Road, Malvern East Vic 3145

McGrath

Joo Ming (JM) Lim

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0476 784 585

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Indicative Selling Price

\$480,000

Median Unit Price

Year ending March 2023: \$632,000



Property Type:

Agent Comments

Comparable Properties



1110/803 Dandenong Rd MALVERN EAST 3145 Agent Comments
(REI/VG)



Price: \$520,000

Method: Private Sale

Date: 23/12/2022

Property Type: Apartment



5/39 Rosstown Rd CARNEGIE 3163 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 01/02/2023

Property Type: Apartment



202/337 Balaclava Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 11/04/2023

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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