

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 503/865 DANDENONG ROAD, MALVERN EAST VIC 3145

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$634,125 Property type UNIT Suburb MALVERN EAST

Period - From 01/01/2019 to 31/12/2019 Source PRICE FINDER

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
1 1315/803 DANDENONG ROAD, MALVERN EAST VIC 3145	\$663,250	06/08/2019
2 1003/803 DANDENONG ROAD, MALVERN EAST VIC 3145	663,250	04/09/2019
3 1313/803 DANDENONG ROAD, MALVERN EAST VIC 3145	\$693,250	12/09/2019

This Statement of Information was prepared on: 05/02/2020