

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

906/803 DANDENONG ROAD MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

1206/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$370,000	31-Jan-23
1306/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$370,000	20-Jan-23
601/2A CLARENCE STREET MALVERN EAST VIC 3145	\$338,000	30-May-23

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 6 months.

This Statement of Information was prepared on: 14 September 2023



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**1206/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price **\$370,000** Sold Date **31-Jan-23**

Distance **0km**



**1306/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price Sold Date **20-Jan-23**

Distance **0km**



**601/2A CLARENCE STREET
MALVERN EAST VIC 3145**

1 1 1

Sold Price **\$338,000** Sold Date **30-May-23**

Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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