

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

2/1023 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

\$130,000

&

\$143,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,250

Property type

Unit

Suburb

Malvern East

Period-from

01 Aug 2023

to

31 Jul 2024

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

26/1023 DANDENONG ROAD MALVERN EAST VIC 3145	\$150,000	19-Jul-23
20/1 WARLEY ROAD MALVERN EAST VIC 3145	\$300,000	21-Sep-23
128/5 DUDLEY STREET CAULFIELD EAST VIC 3145	\$135,000	22-Jun-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: 08 August 2024



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26/1023 DANDENONG ROAD MALVERN EAST VIC 3145

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Sold Price **\$150,000** Sold Date **19-Jul-23**

Distance **0km**



20/1 WARLEY ROAD MALVERN EAST VIC 3145

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Sold Price **\$300,000** Sold Date **21-Sep-23**

Distance **0.23km**



128/5 DUDLEY STREET CAULFIELD EAST VIC 3145

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Sold Price **\$135,000** Sold Date **22-Jun-23**

Distance **0.35km**



219/5 DUDLEY STREET CAULFIELD EAST VIC 3145

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Sold Price **\$140,000** Sold Date **19-Apr-24**

Distance **0.35km**



112/5 DUDLEY STREET CAULFIELD EAST VIC 3145

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Sold Price Sold Date **20-Jun-23**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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