

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

15/997 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$752,000 Property Type Unit Suburb Malvern East

Period - From 01/04/2020 to 31/03/2021 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	102/11 Bond St CAULFIELD NORTH 3161	\$420,000	09/04/2021
2	310/58 Kambrook Rd CAULFIELD NORTH 3161	\$440,000	31/03/2021
3	103/39 Rosstown Rd CARNEGIE 3163	\$435,000	25/03/2021

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:

23/06/2021 14:47



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Property Type:
Agent Comments

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

Year ending March 2021: \$752,000

Comparable Properties



102/11 Bond St CAULFIELD NORTH 3161 (REI) **Agent Comments**

 2  1  1

Price: \$420,000

Method: Private Sale

Date: 09/04/2021

Property Type: Apartment



310/58 Kambrook Rd CAULFIELD NORTH 3161 (REI) **Agent Comments**

 2  1  1

Price: \$440,000

Method: Private Sale

Date: 31/03/2021

Property Type: Apartment



103/39 Rosstown Rd CARNEGIE 3163 (REI) **Agent Comments**

 2  1  1

Price: \$435,000

Method: Private Sale

Date: 25/03/2021

Rooms: 3

Property Type: Apartment