

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

15/919 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

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Apr 2023

to

31 Mar 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

4/32 REPTON ROAD MALVERN EAST VIC 3145

\$585,000

18-Feb-23

7/27 TATTENHAM STREET CAULFIELD EAST VIC 3145

\$425,000

25-Feb-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: 30 April 2024



4/32 REPTON ROAD MALVERN EAST VIC 3145

 2  1  1

Sold Price **\$585,000** Sold Date **18-Feb-23**

Distance **0.62km**



7/27 TATTENHAM STREET CAULFIELD EAST VIC 3145

 2  1  1

Sold Price **\$425,000** Sold Date **25-Feb-23**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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