

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

203/869 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Nov 2022

to

31 Oct 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

| | | |
|-----------------------------------------------|-----------|-----------|
| 110/16 ETNA STREET GLEN HUNTLY VIC 3163 | \$590,000 | 02-Nov-23 |
| 202/16 ETNA STREET GLEN HUNTLY VIC 3163 | \$610,000 | 09-Sep-23 |
| 206/25 ROTHSCHILD STREET GLEN HUNTLY VIC 3163 | \$595,000 | 26-Oct-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: 15 November 2023



110/16 ETNA STREET GLEN HUNTLY VIC 3163

2 2 1

Sold Price ^{RS} **\$590,000** Sold Date **02-Nov-23**

Distance **1.67km**

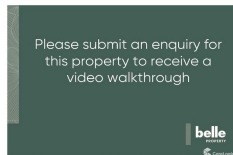


202/16 ETNA STREET GLEN HUNTLY VIC 3163

2 2 1

Sold Price ^{RS} **\$610,000**^{UN} Sold Date **09-Sep-23**

Distance **1.67km**



206/25 ROTHSCHILD STREET GLEN HUNTLY VIC 3163

2 2 1

Sold Price ^{RS} **\$595,000** Sold Date **26-Oct-23**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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