

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 303/865 Dandenong Rd Malvern East 3145

Indicative selling price

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

Single price \$ 635,000

or range between

&

Median sale price

Median price \$590,000

Property type Apartment

Suburb Malvern East

Period - From 01/01/2023

to 31/03/2023

Source R.E.I.V

Comparable property sales

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
702/16 Woorayl Street, Carnegie 3163	\$635,000	20/03/2023
4/32 Repton Road, Malvern East 3145	\$585,000	18/02/2023
109/93 Truganini Road, Carnegie 3163	\$598,500	15/04/2023

This Statement of Information was prepared on: 21/04/2023