

## 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

308/839 DANDENONG ROAD MALVERN EAST VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$270,000

&

\$297,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$703,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Feb 2022

to

31 Jan 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

10/25 CLARENCE STREET MALVERN EAST VIC 3145	290000	05-Dec-22
309/2A CLARENCE STREET MALVERN EAST VIC 3145	285000	28-Aug-22
313/839 DANDENONG ROAD MALVERN EAST VIC 3145	295000	06-Sep-22

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.

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**10/25 CLARENCE STREET  
MALVERN EAST VIC 3145**

 1  1  1

Sold Price

<sup>RS</sup> **290000** <sup>UN</sup>

Sold Date **05-Dec-22**

Distance **0.23km**



**309/2A CLARENCE STREET  
MALVERN EAST VIC 3145**

 1  1  1

Sold Price

**285000**

Sold Date **28-Aug-22**

Distance **0.09km**



**313/839 DANDENONG ROAD  
MALVERN EAST VIC 3145**

 1  1  1

Sold Price

**295000**

Sold Date **06-Sep-22**

Distance **-**

**RS** = Recent sale

**UN** = Undisclosed Sale

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