

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**211/951-955 DANDENONG ROAD,**

 2  1  1

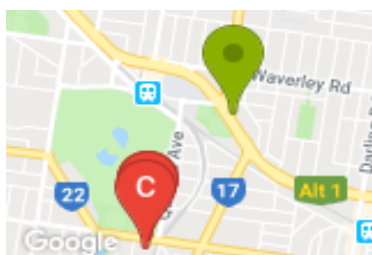
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$390,000**

Provided by: Evelyn Chin, Leaders Real Estate Group

## MEDIAN SALE PRICE



**MALVERN EAST, VIC, 3145**

Suburb Median Sale Price (Unit)

**\$543,000**

01 January 2018 to 30 June 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**129/115 NEERIM RD, GLEN HUNTLY, VIC**

 2  1  1

### Sale Price

**\*\$430,000**

Sale Date: 21/07/2018

Distance from Property: 1.1km



**127/115 NEERIM RD, GLEN HUNTLY, VIC**

 2  1  1

### Sale Price

**\*\$440,000**

Sale Date: 13/06/2018

Distance from Property: 1.1km



**101/115 NEERIM RD, GLEN HUNTLY, VIC**

 2  1  1

### Sale Price

**\*\$415,000**

Sale Date: 19/05/2018

Distance from Property: 1.1km



This report has been compiled on 27/07/2018 by Leaders Real Estate Group. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for

Address  
Including suburb and

211/951-955 DANDENONG ROAD, MALVERN EAST, VIC

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$390,000

Median sale price

Median price

\$543,000

House

Unit

X


Suburb

MALVERN EAST

Period

01 January 2018 to 30 June 2018

Source



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	Price	Date of sale
129/115 NEERIM RD, GLEN HUNTLY, VIC 3163	*\$430,000	21/07/2018
127/115 NEERIM RD, GLEN HUNTLY, VIC 3163	*\$440,000	13/06/2018
101/115 NEERIM RD, GLEN HUNTLY, VIC 3163	*\$415,000	19/05/2018