

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

605/881 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

\$331,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Sep 2023

to

31 Aug 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

202/881 DANDENONG ROAD MALVERN EAST VIC 3145	\$333,000	29-May-24
207/839 DANDENONG ROAD MALVERN EAST VIC 3145	\$315,000	22-May-24
402/1A FINCH STREET MALVERN EAST VIC 3145	\$349,000	12-Apr-24

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: 11 September 2024

**202/881 DANDENONG ROAD
MALVERN EAST VIC 3145**

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Sold Price **\$333,000** Sold Date **29-May-24**Distance **0km****207/839 DANDENONG ROAD
MALVERN EAST VIC 3145**

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Sold Price **\$315,000** Sold Date **22-May-24**Distance **0.13km****402/1A FINCH STREET MALVERN
EAST VIC 3145**

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Sold Price **\$349,000** Sold Date **12-Apr-24**Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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