

# 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

202/881 Dandenong Road, Malvern East Vic 3145

### Indicative selling price

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

Range between \$320,000 & \$350,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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 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
1	701/803 Dandenong Rd MALVERN EAST 3145	\$340,000	18/12/2023
2	204/907 Dandenong Rd MALVERN EAST 3145	\$335,000	19/01/2024
3	110/951-955 Dandenong Rd MALVERN EAST 3145	\$320,500	31/01/2024

**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 six months.~~

This Statement of Information was prepared on:

17/05/2024 14:37



1 Bed 1 Bath 1 Car

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$320,000 - \$350,000

Median Unit Price

March quarter 2024: \$610,000

## Comparable Properties



701/803 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$340,000

Method: Expression of Interest

Date: 18/12/2023

Property Type: Apartment



204/907 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$335,000

Method: Private Sale

Date: 19/01/2024

Property Type: Apartment



110/951-955 Dandenong Rd MALVERN EAST 3145 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$320,500

Method: Private Sale

Date: 31/01/2024

Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



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