#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address Including suburb and postcode G08/951-955 Dandenong Road, Malvern East Vic 3145

#### Indicative selling price

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

Range between \$310,000 & \$340,000

#### Median sale price

Median price	\$655,000	Pro	perty Type Ur	nit		Suburb	Malvern East
Period - From	01/07/2024	to	30/09/2024	So	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	17/951 Dandenong Rd MALVERN EAST 3145	\$328,000	14/11/2024
2	509/881 Dandenong Rd MALVERN EAST 3145	\$333,000	27/09/2024
3	6/951-955 Dandenong Rd MALVERN EAST 3145	\$335,000	18/07/2024

#### 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:	17/12/2024 13:28



Date of sale









**Property Type: Agent Comments** 

**Indicative Selling Price** \$310,000 - \$340,000 **Median Unit Price** September quarter 2024: \$655,000

## Comparable Properties



17/951 Dandenong Rd MALVERN EAST 3145 (REI)

Price: \$328,000

Method: Auction Sale Date: 14/11/2024

Property Type: Apartment

**Agent Comments** 

509/881 Dandenong Rd MALVERN EAST 3145 (VG)





**Agent Comments** 

Price: \$333,000 Method: Sale Date: 27/09/2024

Property Type: Strata Unit/Flat



6/951-955 Dandenong Rd MALVERN EAST 3145

(REI/VG)





Price: \$335.000 Method: Auction Sale Date: 18/07/2024

Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9803 0400





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