

The Ray White logo is positioned in the top right corner of the image. It consists of the words "RayWhite." in a bold, sans-serif font, with "Ray" in black and "White." in white, all contained within a solid yellow rectangular background.

**RayWhite.**

The background of the entire page is a photograph of a man and a woman in business attire standing in a garden. The woman, on the left, is wearing a black blazer and skirt with a yellow and white striped scarf. The man, on the right, is wearing a grey checkered suit and a yellow and white striped tie. He is making a peace sign with his right hand and holding a yellow object in his left. They are both smiling. In the foreground, the backs of two people's heads are visible, one on the left and one on the right, suggesting a social gathering.

# Statement of information

5/997 DANDENONG ROAD, MALVERN EAST, VIC 3145  
PREPARED BY TOM GRIEVE , RAY WHITE CARNEGIE, PHONE: 0417 377 586



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

5/997 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)

Price Range:

\$280,000 to \$305,000

### Median sale price

Median price

\$598,235

Property type

Unit

Suburb

MALVERN EAST

Period

01 October 2018 to 30 September 2019

Source

pricfinder

### 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 property

#### Price

#### Date of sale

1/3 ROYAL LANE, GLEN HUNTLY, VIC 3163	\$300,000	10/08/2019
5/21 HOBART RD, MURRUMBEENA, VIC 3163	*\$280,000	17/07/2019
4/9 WARATAH AVE, GLEN HUNTLY, VIC 3163	*\$295,000	16/11/2019

This Statement of Information was prepared on:

26/11/2019