

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 8/903 Dandenong Road, Malvern East, VIC 3145

Indicative selling price

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

Single Price \$110,000

Median sale price

Median price \$620,000 Property Type Apartment Suburb Malvern East (3145)

Period - From 01/03/2023 to 29/02/2024 Source CoreLogic

Comparable property sales

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
207/903 DANDENONG ROAD, MALVERN EAST VIC 3145	\$100,000	03/02/2024
54/949 DANDENONG ROAD, MALVERN EAST VIC 3145	\$110,000	17/11/2023
118/75 DARLING ROAD, MALVERN EAST VIC 3145	\$120,000	27/01/2024

This Statement of Information was prepared on: 26/03/2024