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

1212/803 Dandenong Road, Malvern East Vic 3145

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$608,000	Pro	operty Type	Unit			Suburb	Malvern East
Period - From	01/04/2023	to	31/03/2024		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	204/1009-1011 Dandenong Rd MALVERN EAST 3145	\$535,000	17/05/2024
2	203/865-867 Dandenong Rd MALVERN EAST 3145	\$525,000	13/02/2024
3	409/2 Caulfield Blvd CAULFIELD NORTH 3161	\$506,500	09/03/2024

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:

24/05/2024 08:57









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending March 2024: \$608,000

Comparable Properties



204/1009-1011 Dandenong Rd MALVERN EAST 3145 (REI)



Price: \$535,000 Method: Private Sale Date: 17/05/2024 Property Type: Apartment Agent Comments

203/865-867 Dandenong Rd MALVERN EAST





Price: \$525,000 Method: Private Sale Date: 13/02/2024 Property Type: Unit



409/2 Caulfield Blvd CAULFIELD NORTH 3161 Agent Comments (REI/VG)



Price: \$506,500 Method: Auction Sale Date: 09/03/2024 Property Type: Apartment

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504





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