

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 consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$608,000 Property Type Unit Suburb Malvern East

Period - From 01/04/2023 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 | 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)

Agent Comments



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

203/865-867 Dandenong Rd MALVERN EAST 3145 (REI)

Agent Comments



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



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

Agent Comments



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

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