

## 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

119/839 Dandenong Road, Malvern East Vic 3145

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$320,000

&amp;

\$352,000

**Median sale price**

Median price \$1,756,000

House

X

Unit

Suburb Malvern East

Period - From 01/07/2017

to 30/09/2017

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	3/999 Dandenong Rd MALVERN EAST 3145	\$370,000	01/05/2017
2	208/951 Dandenong Rd MALVERN EAST 3145	\$350,000	23/07/2017
3	414/833 Dandenong Rd MALVERN EAST 3145	\$339,000	28/10/2017

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.~~