

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and postcode 5/1129 Dandenong Rd MALVERN EAST 3145 VIC

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$495,000

or range between

&

## Median sale price

Median price \$698,000

Property type Unit

Suburb Malvern East

Period - From 01/04/2021

to 01/09/2021

Source Property Data

## 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. 2/9 Perth St MURRUMBEENA 3163 VIC	\$490,000	08/09/2021
2. 6/15 Rosedale Av GLEN HUNTLY 3163 VIC	\$481,000	03/08/2021
3. 2/4 Rigby Av CARNEGIE 3163 VIC	\$470,000	31/05/2021

This Statement of Information was prepared on: 22/10/2021