

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 201/1131 Dandenong Road, Malvern East

Indicative selling price

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

Single price \$ 679,000

or range between

&

Median sale price

Median price \$ 770,000

Property type Unit

Suburb Malvern East

Period - From 01/01/2020

to 31/03/2020

Source REIV

Comparable property sales

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 3/14 St Huberts Road, Carnegie | \$ 675,000 | 23/05/2020 |
| 2 1/17 Elliott Avenue, Carnegie | \$ 690,000 | 29/02/2020 |
| 3 502/178 Koornang Road, Carnegie | \$ 680,000 | 29/02/2020 |

This Statement of Information was prepared on:

Saturday 30th May 2020