

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

2/1023 DANDENONG ROAD MALVERN EAST VIC 3145

Indicative selling price

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

Single Price

or range
between

\$130,000

&

\$143,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,250

Property type

Unit

Suburb

Malvern East

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

26/1023 DANDENONG ROAD MALVERN EAST VIC 3145	\$150,000	19-Jul-23
20/1 WARLEY ROAD MALVERN EAST VIC 3145	\$300,000	21-Sep-23
128/5 DUDLEY STREET CAULFIELD EAST VIC 3145	\$135,000	22-Jun-23

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 6 months.~~

This Statement of Information was prepared on: 08 August 2024

**MANDY LEE**

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**26/1023 DANDENONG ROAD
MALVERN EAST VIC 3145**

1 1 -

Sold Price

\$150,000

Sold Date

19-Jul-23

Distance

0km**20/1 WARLEY ROAD MALVERN
EAST VIC 3145**

1 1 -

Sold Price

\$300,000

Sold Date

21-Sep-23

Distance

0.23km**128/5 DUDLEY STREET CAULFIELD
EAST VIC 3145**

1 1 -

Sold Price

\$135,000

Sold Date

22-Jun-23

Distance

0.35km**219/5 DUDLEY STREET CAULFIELD
EAST VIC 3145**

1 1 -

Sold Price

\$140,000

Sold Date

19-Apr-24

Distance

0.35km**112/5 DUDLEY STREET CAULFIELD
EAST VIC 3145**

1 1 -

Sold Price

Sold Date

20-Jun-23

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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