

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

7/903 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

\$110,000

&

\$120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Apr 2022

to

31 Mar 2023

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

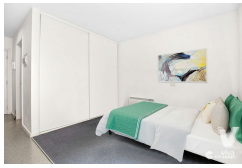
Date of sale

103/141 WAVERLEY ROAD MALVERN EAST VIC 3145	\$116,888	02-Feb-23
221/5 DUDLEY STREET CAULFIELD EAST VIC 3145	\$121,000	17-Oct-22
48/15 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$105,000	16-Jan-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: 12 April 2023



**103/141 WAVERLEY ROAD
MALVERN EAST VIC 3145**

1 1 -

Sold Price

\$116,888

Sold Date **02-Feb-23**

Distance

0.3km



**221/5 DUDLEY STREET CAULFIELD
EAST VIC 3145**

1 1 1

Sold Price

\$121,000

Sold Date **17-Oct-22**

Distance

0.51km



**48/15 HAWTHORN ROAD
CAULFIELD NORTH VIC 3161**

1 1 -

Sold Price

\$105,000

Sold Date **16-Jan-23**

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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