

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

507/803 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Jan 2019

to

31 Dec 2019

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

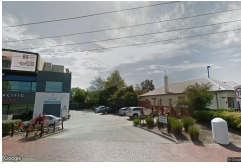
Date of sale

1003/803 Dandenong Road Malvern East VIC 3145	\$663,250	04-Sep-19
1007/803 Dandenong Road Malvern East VIC 3145	\$524,300	12-Sep-19
1313/803 Dandenong Road Malvern East VIC 3145	\$693,250	12-Sep-19

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: 14 January 2020



**1003/803 Dandenong Road
 Malvern East VIC 3145**

Sold Price **\$663,250** Sold Date **04-Sep-19**

2 2 -

Distance -



**1007/803 Dandenong Road
 Malvern East VIC 3145**

Sold Price **\$524,300** Sold Date **12-Sep-19**

1 1 1

Distance -



**1313/803 Dandenong Road Malvern
 East VIC 3145**

Sold Price **\$693,250** Sold Date **12-Sep-19**

2 2 -

Distance -

RS = Recent sale

UN = Undisclosed Sale

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