

# 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 1006/803 Dandenong Road, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$480,000

### Median sale price

Median price \$654,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2019 to 31/12/2019 Source REIV

### 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	605/803 Dandenong Rd MALVERN EAST 3145	\$523,250	29/08/2019
2	1111/803 Dandenong Rd MALVERN EAST 3145	\$504,300	04/09/2019
3	1001/803 Dandenong Rd MALVERN EAST 3145	\$463,250	05/09/2019

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 six months.~~

This Statement of Information was prepared on: 06/02/2020 11:00

1006/803 Dandenong Road, Malvern East Vic 3145



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**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$440,000 - \$480,000  
**Median Unit Price**  
Year ending December 2019: \$654,000

## Comparable Properties

**605/803 Dandenong Rd MALVERN EAST 3145** **Agent Comments**  
(VG)

 1  -  -

**Price:** \$523,250  
**Method:** Sale  
**Date:** 29/08/2019  
**Property Type:** Flat/Unit/Apartment (Res)

**1111/803 Dandenong Rd MALVERN EAST 3145** **Agent Comments**  
(VG)

 1  -  -

**Price:** \$504,300  
**Method:** Sale  
**Date:** 04/09/2019  
**Property Type:** Flat/Unit/Apartment (Res)

**1001/803 Dandenong Rd MALVERN EAST 3145** **Agent Comments**  
(VG)

 1  -  -

**Price:** \$463,250  
**Method:** Sale  
**Date:** 05/09/2019  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.