

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

1415/803 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Sep 2022

to

31 Aug 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

1115/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$545,000	25-Jul-23
206/15 MANCHESTER GROVE GLEN HUNTLY VIC 3163	\$545,000	20-Apr-23
106/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$538,000	01-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: 04 September 2023

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1115/803 DANDENONG ROAD MALVERN EAST VIC 3145

2 2 1

Sold Price ^{RS} **\$545,000** Sold Date **25-Jul-23**

Distance **0km**



206/15 MANCHESTER GROVE GLEN HUNTLY VIC 3163

2 2 1

Sold Price **\$545,000** Sold Date **20-Apr-23**

Distance **1.54km**



106/1060 DANDENONG ROAD CARNEGIE VIC 3163

2 2 1

Sold Price **\$538,000** Sold Date **01-Jun-23**

Distance **1.88km**

RS = Recent sale **UN** = Undisclosed Sale

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