

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

1314/803 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

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Malvern East

Period-from

01 May 2023

to

30 Apr 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

1110/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$520,000	27-Dec-22
817/803 DANDENONG ROAD MALVERN EAST VIC 3145	\$515,000	11-Nov-23
203/869 DANDENONG ROAD MALVERN EAST VIC 3145	\$525,000	13-Feb-24

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: 11 May 2024

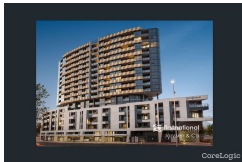


**1110/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

2 2 1

Sold Price **\$520,000** Sold Date **27-Dec-22**

Distance **0km**



**817/803 DANDENONG ROAD
MALVERN EAST VIC 3145**

2 2 1

Sold Price **\$515,000** Sold Date **11-Nov-23**

Distance **0.03km**



**203/869 DANDENONG ROAD
MALVERN EAST VIC 3145**

2 2 1

Sold Price **\$525,000** Sold Date **13-Feb-24**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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