

# 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 204/1009-1011 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 \$510,000 & \$560,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2024 to 31/03/2024 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	112/28 Watson Gr GLEN HUNTLY 3163	\$609,000	16/03/2024
2	104/1a Paxton St MALVERN EAST 3145	\$587,000	27/02/2024
3	11/1298 Glen Huntly Rd CARNEGIE 3163	\$510,000	20/03/2024

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: 12/04/2024 15:38



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$510,000 - \$560,000

**Median Unit Price**

March quarter 2024: \$610,000

## Comparable Properties



**112/28 Watson Gr GLEN HUNTLY 3163 (REI)**

Agent Comments

2 1 1

**Price:** \$609,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Apartment



**104/1a Paxton St MALVERN EAST 3145 (REI)**

Agent Comments

2 1 1

**Price:** \$587,000

**Method:** Private Sale

**Date:** 27/02/2024

**Property Type:** Apartment



**11/1298 Glen Huntly Rd CARNEGIE 3163 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$510,000

**Method:** Sold Before Auction

**Date:** 20/03/2024

**Property Type:** Apartment

**Account - Jellis Craig | P: 03 9864 5000**