

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 207/839 Dandenong Road, Malvern East 3145 (1 Bed 1 Bath 1 Car)

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 \$300,000 & \$330,000

Median sale price

Median price \$350,000 Apartment *Apartments* Suburb Malvern East

Period - From 1 Sept 2023 to 1 Apr 2024 Source RP Data

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

9/2A Bates Street, Malvern East 3145	\$320,000	15 Dec 2023
18/16 Carrum Street, Malvern East 3145	\$350,000	9 Aug 2023
304/2A Clarence Street, Malvern East 3145	\$380,000	23 Sep 2023

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: 4 April 2024