## 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

301/1009-1011 Dandenong Road, Malvern East Vic 3145

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betwee	\$560,000		&		\$610,000			
Median sale p	rice							
Median price	\$610,000	Pro	operty Type	Unit			Suburb	Malvern East
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	113/25 Truganini Rd CARNEGIE 3163	\$610,000	29/04/2024
2	118/41 Murrumbeena Rd MURRUMBEENA 3163	\$600,000	27/05/2024
3	201/405 Neerim Rd CARNEGIE 3163	\$570,000	24/04/2024

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:

28/05/2024 16:19









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$560,000 - \$610,000 Median Unit Price March quarter 2024: \$610,000

# **Comparable Properties**



113/25 Truganini Rd CARNEGIE 3163 (REI)



Price: \$610,000 Method: Private Sale Date: 29/04/2024 Property Type: Apartment

Agent Comments

Agent Comments



3163 (REI) 2 
2 
3163 (REI)

Price: \$600,000 Method: Sold Before Auction Date: 27/05/2024 Property Type: Apartment



201/405 Neerim Rd CARNEGIE 3163 (REI)

118/41 Murrumbeena Rd MURRUMBEENA



Agent Comments

Price: \$570,000 Method: Private Sale Date: 24/04/2024 Property Type: Apartment

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



propertydata

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