

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

304/865 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

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Jun 2023

to

31 May 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

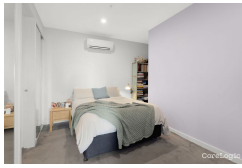
Date of sale

205/147 NEERIM ROAD GLEN HUNTLY VIC 3163	\$675,000	11-Apr-24
403/77 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$640,000	17-Apr-24
106/92 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$665,000	29-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: 18 June 2024



205/147 NEERIM ROAD GLEN HUNTLY VIC 3163

2 2 1

Sold Price ^{RS} **\$675,000** ^{UN} Sold Date **11-Apr-24**

Distance **1.38km**



403/77 HAWTHORN ROAD CAULFIELD NORTH VIC 3161

2 1 1

Sold Price **\$640,000** Sold Date **17-Apr-24**

Distance **1.49km**



106/92 HAWTHORN ROAD CAULFIELD NORTH VIC 3161

2 2 1

Sold Price **\$665,000** Sold Date **29-Feb-24**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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