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

402/1009-1011 Dandenong Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,500,000		&		\$1,650,000				
Median sale p	rice								
Median price	\$2,050,000	Pro	operty Type	Hou	ise		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.

Add	dress of comparable property	Price	Date of sale
1	305/3 Hurstmon St MALVERN EAST 3145	\$1,650,000	28/02/2024
2	6/114 Burke Rd MALVERN EAST 3145	\$1,550,000	24/02/2024
3	103/50 Kambrook Rd CAULFIELD NORTH 3161	\$1,500,000	30/11/2023

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:

12/04/2024 15:27









Property Type: Apartment Agent Comments

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price March quarter 2024: \$2,050,000

Comparable Properties



305/3 Hurstmon St MALVERN EAST 3145 (REI) Agent Comments



Price: \$1,650,000 Method: Private Sale Date: 28/02/2024 Property Type: Unit

Price: \$

6/114 Burke Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,550,000 Method: Auction Sale Date: 24/02/2024 Property Type: Apartment



103/50 Kambrook Rd CAULFIELD NORTH 3161 Agent Comments (VG)



Price: \$1,500,000 Method: Sale Date: 30/11/2023 Property Type: Strata Unit/Flat Land Size: 2456 sqm approx

Account - Jellis Craig | P: 03 9864 5000



property data

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