

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 405/803 Dandenong Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$560,000 & \$610,000

Median sale price

Median price \$630,500 Property Type Unit Suburb Malvern East

Period - From 01/10/2023 to 31/12/2023 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	503/1a Finch St MALVERN EAST 3145	\$610,000	07/03/2024
2	321/2 John St MALVERN EAST 3145	\$546,000	31/10/2023
3	1113/803 Dandenong Rd MALVERN EAST 3145	\$528,000	24/10/2023

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: 09/04/2024 12:21



Rooms: 4

Property Type: Unit

Agent Comments

Spacious 2 bedroom plus study apartment with 2 bathrooms and 2 car accomodation

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

December quarter 2023: \$630,500

Comparable Properties



503/1a Finch St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 07/03/2024

Property Type: Apartment



321/2 John St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$546,000

Method: Private Sale

Date: 31/10/2023

Property Type: Apartment



1113/803 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$528,000

Method: Private Sale

Date: 24/10/2023

Property Type: Apartment