Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	1306/803 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between $350,000 & $375,000

Median sale price

Median price $640,000 Property Type Unit Suburb Malvern East

Period - From 01/07/2022 to 30/09/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	603/881 Dandenong Rd MALVERN EAST 3145	$365,000	12/09/2022
2	1204/803 Dandenong Rd MALVERN EAST 3145	$355,000	18/08/2022
3	510/801 Dandenong Rd MALVERN EAST 3145	$350,000	15/05/2022

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10/12/2022 10:42

1306/803 Dandenong Road, Malvern East Vic 3145

Nick Elmore
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1 1 1

Rooms: 2
Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$350,000 - $375,000
Median Unit Price
September quarter 2022: $640,000

Comparable Properties

603/881 Dandenong Rd MALVERN EAST 3145 (VG) Agent Comments

1 - -

Price: $365,000
Method: Sale
Date: 12/09/2022
Property Type: Strata Unit/Flat

1204/803 Dandenong Rd MALVERN EAST 3145 (VG) Agent Comments

1 - -

Price: $355,000
Method: Sale
Date: 18/08/2022
Property Type: Strata Unit/Flat

510/801 Dandenong Rd MALVERN EAST 3145 (REI/VG) Agent Comments

1 1 1

Price: $350,000
Method: Private Sale
Date: 15/05/2022
Property Type: Unit

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