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	15/997 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $595,000 Property Type Unit Suburb Malvern East

Period - From 17/08/2022 to 16/08/2023 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	5/6 Rosstown Rd CARNEGIE 3163	$440,000	30/06/2023
2	3/125 Kambrook Rd CAULFIELD NORTH 3161	$430,000	16/08/2023
3	20/997 Dandenong Rd MALVERN EAST 3145	$400,000	09/06/2023

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: 17/08/2023 17:31

15/997 Dandenong Road, Malvern East Vic 3145

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2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
17/08/2022 - 16/08/2023: $595,000

Comparable Properties



5/6 Rosstown Rd CARNEGIE 3163 (REI)

2 1 1

Price: $440,000
Method: Private Sale
Date: 30/06/2023
Property Type: Apartment

Agent Comments

Located within 600m, same accommodation.



3/125 Kambrook Rd CAULFIELD NORTH 3161 (REI)

2 1 1

Price: $430,000
Method: Private Sale
Date: 16/08/2023
Property Type: Unit

Agent Comments

Similar size and accommodation.



20/997 Dandenong Rd MALVERN EAST 3145 (REI)

2 1 1

Price: $400,000
Method: Sold Before Auction
Date: 09/06/2023
Property Type: Apartment

Agent Comments

Located within the same complex.

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