# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address Including suburb and postcode | 30/997 Dandenong Road, Malvern East VIC 3145 |

## Indicative selling price

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

Range between $390,000 & $425,000

## Median sale price

Median price $576,250 Property type Apartment Suburb Malvern East

Period - From 20/04/2024 to 20/08/2024 Source REIV

## Comparable property sales

**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. 2/15 Bond Street, Caulfield North VIC 3161 | $395,000 | 08/08/2024 |
| 2. 9/37 Wheatland Road, Malvern VIC 3144 | $400,000 | 17/05/2024 |
| 3. 5/92 Waverly Road, Malvern East VIC 3145 | $410,000 | 27/04/2024 |

This Statement of Information was prepared on: 20.08.2024