

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

504/865 DANDENONG ROAD MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$669,000

&

\$689,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

404/77 HAWTHORN ROAD CAULFIELD NORTH VIC 3161	\$700,000	24-Jul-23
101/247 NEERIM ROAD CARNEGIE VIC 3163	\$695,000	20-Oct-23
901/16 WOORAYL STREET CARNEGIE VIC 3163	\$670,000	16-Sep-23

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 6 months.~~

This Statement of Information was prepared on: 24 October 2023



**404/77 HAWTHORN ROAD
CAULFIELD NORTH VIC 3161**

 2
  2
  1

Sold Price **\$700,000** Sold Date **24-Jul-23**

Distance **1.49km**



**101/247 NEERIM ROAD CARNEGIE
VIC 3163**

 2
  2
  1

Sold Price ^{RS} **\$695,000** Sold Date **20-Oct-23**

Distance **1.86km**



**901/16 WOORAYL STREET
CARNEGIE VIC 3163**

 2
  2
  1

Sold Price ^{RS} **\$670,000** Sold Date **16-Sep-23**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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