



**Rooms:** 5

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



2/1248 Dandenong Rd MURRUMBEENA 3163 (REI)

Agent Comments



**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 16/09/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 195 sqm approx

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.

## 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	2/14-16 Durward Road, Malvern East Vic 3145
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

#### Median sale price

Median price	<input type="text" value="\$1,921,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Malvern East"/>
Period - From	<input type="text" value="01/07/2016"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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		
2		
3		

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.