

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 865 Dandenong Rd, Malvern East

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price
1.03- 2 bedroom apartment	\$*688,000
1.04- 2 bedroom apartment	\$*764,000
1.05- 3 bedroom apartment	\$*1,072,000
1.06- 3 bedroom apartment	\$*1,015,000
2.04- 2 bedroom apartment	\$*764,000
2.06- 2 bedroom apartment	\$*738,000
3.04- 2 bedroom apartment	\$*764,000
4.03- 2 bedroom apartment	\$*715,000
5.03- 2 bedroom apartment	\$*730,000
5.04- 2 bedroom apartment	\$*730,000
6.02- 2 bedroom apartment	\$*740,000
6.03- 3 bedroom apartment	\$*1,145,000
7.01- 2 bedroom apartment	\$*740,000
7.03- 3 bedroom apartment	\$* 1,140,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price
\$588,500
(2bed)
\$973,750 (3
bed)

Suburb Malvern East

Period - From

To

Source

Real.estate.com

Harcourts

limitless.harcourts.com.au

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1.03- 2 bedroom apartment	3.03 Dandenong Rd, Malvern East	\$703,000	2017
	6.03 Dandenong Rd, Malvern East	\$740,000	2017
	2.03 Dandenong Rd, Malvern East	\$695,000	2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1.04- 2 bedroom apartment	6.03 Dandenong Rd, Malvern East	\$740,000	2017
	4.03 Dandenong Rd, Malvern East	\$764,000	2017
	4.06 Dandenong Rd, Malvern East	\$758,000	2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1.05 & 1.06 - 3 bedroom apartment	6.04 Dandenong Rd, Malvern East	\$1,070,000	2017
	7.04 Dandenong Rd, Malvern East	\$995,000	2017
	10/1810 Malvern Rd, Malvern East	\$1,015,000	26/11/16

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2.04, 2.06, 3.04, 4.03, 5.03, 5.04, 6.02 & 7.01- 2 bedroom apartments	6.03 Dandenong Rd, Malvern East	\$740,000	2017
	4.03 Dandenong Rd, Malvern East	\$764,000	2017
	4.06 Dandenong Rd, Malvern East	\$758,000	2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
6.03 & 7.03- 3 bedroom apartments	6.04 Dandenong Rd, Malvern East	\$1,070,000	2017
	1/24 Station Street, Glen Huntly	\$1,160,000	9/4/17
	1/7 Hope Street, Glen Iris	\$1,150,000	18/1/2017