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

1/1129 Dandenong Road, Malvern East Vic 3145

Indicative selling price

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

Single price | $750,000

Median sale price

| Median price | $683,000 | Property Type | Unit | Suburb | Malvern East |

| Period - From | 01/10/2019 | to | 31/12/2019 | 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	1/173 Oakleigh Rd CARNEGIE 3163	$801,000	14/09/2019
2	2/173 Oakleigh Rd CARNEGIE 3163	$780,000	15/02/2020
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.

This Statement of Information was prepared on: | 05/03/2020 11:39 |

1/1129 Dandenong Road, Malvern East Vic 3145

🛏 **3** 🛁 **-** 🚗

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$750,000
Median Unit Price
December quarter 2019: $683,000

Comparable Properties

1/173 Oakleigh Rd CARNEGIE 3163 (REI/VG)

🛏 **3** 🛁 **1** 🚗 **1**

Price: $801,000
Method: Auction Sale
Date: 14/09/2019
Property Type: Unit

Agent Comments

2/173 Oakleigh Rd CARNEGIE 3163 (REI)

🛏 **3** 🛁 **1** 🚗 **1**

Price: $780,000
Method: Auction Sale
Date: 15/02/2020
Property Type: Unit

Agent Comments

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.

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480