

**STATEMENT OF INFORMATION**FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA**Sections 47AF of the Estate Agents Act 1980**

## PROPERTY OFFERED FOR SALE

**38/949 Dandenong Road, Malvern East, VIC 3145**

## INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)**Single Price \$158,000**

## MEDIAN SALE PRICE

**Median price \$587,000 | Unit | Malvern East (3145)****Period - From 1 March 2017 to 28 February 2018 | Source - CoreLogic**

## COMPARABLE PROPERTY SALES

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
<b>21/949 DANDENONG ROAD, MALVERN EAST VIC 3145</b>	<b>\$150,000</b>	<b>28/02/2018</b>
<b>48/949 DANDENONG ROAD, MALVERN EAST VIC 3145</b>	<b>\$142,000</b>	<b>26/12/2017</b>
<b>65/949 DANDENONG ROAD, MALVERN EAST VIC 3145</b>	<b>\$189,000</b>	<b>12/12/2017</b>