

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

104/951-955 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,105,500

Property type

House

Suburb

Malvern East

Period-from

01 Dec 2023

to

30 Nov 2024

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

2/194 NEERIM ROAD CARNEGIE VIC 3163	\$340,000	08-Aug-24
135/115 NEERIM ROAD GLEN HUNTLY VIC 3163	\$348,000	11-Oct-24
207/1060 DANDENONG ROAD CARNEGIE VIC 3163	\$365,000	04-Oct-24

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: 19 December 2024



**2/194 NEERIM ROAD CARNEGIE
VIC 3163**

 1  1  1

Sold Price

\$340,000

Sold Date **08-Aug-24**

Distance **0.96km**



**135/115 NEERIM ROAD GLEN
HUNTLY VIC 3163**

 1  1  1

Sold Price

\$348,000

Sold Date **11-Oct-24**

Distance **1.09km**



**207/1060 DANDENONG ROAD
CARNEGIE VIC 3163**

 1  1  1

Sold Price

\$365,000

Sold Date **04-Oct-24**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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