

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran
Gilbert**

castrangilbert.com.au

Property offered for sale

Address

205 / 951 DANDENONG ROAD, MALVERN EAST VIC 3145

Indicative selling price

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

Single Price:

\$310,000

Median sale price

Median price

\$249,625

Property type

Unit

Suburb

WINDSOR VIC 3181

Period - From

27/09/2018

to

27/09/2019

Source

www.realestate.com.au

Comparable property sales

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. 407/2a Clarence Street, Malvern East Vic 3145	\$315,000	29/08/2019
2. 309/833 Dandenong Road, Malvern East Vic 3145	\$320,000	28/05/2019
3. 107/839 Dandenong Road, Malvern East Vic 3145	\$320,000	18/06/2019

This Statement of Information was prepared on:

29/10/2019