

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

18/16-18 Dene Avenue, Malvern East, VIC 3145

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

619,000

Property Type

Unit

Suburb

Malvern East

Period - From

25/05/2024

to

24/11/2024

Source

pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 8/1810 Malvern Rd, Malvern East Vic	\$960,000	07/09/2024
2 3/1810 Malvern Rd, Malvern East Vic	\$900,000	29/08/2024
3 201/3 Hurstmon St, Malvern East Vic	\$1,100,000	27/06/2024

This Statement of Information was prepared on:

25/11/2024