

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 203/75 Darling Road, Malvern East, VIC 3145

Indicative selling price

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

Single Price \$125,000

Median sale price

Median price \$610,000 Property Type Apartment Suburb Malvern East (3145)

Period - From 01/08/2023 to 31/07/2024 Source Core Logic

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
117/141-145 WAVERLEY ROAD, MALVERN EAST VIC 3145	\$122,100	22/03/2024
4/1023 DANDENONG ROAD, MALVERN EAST VIC 3145	\$142,500	16/02/2024
219/5 DUDLEY STREET, CAULFIELD EAST VIC 3145	\$140,000	19/04/2024

This Statement of Information was prepared on: 16/08/2024