

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	3/77 Darling Road, Malvern East Vic 3145
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Indicative selling price

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

Range between \$920,000 & \$1,000,000

Median sale price

Median price	\$1,921,000	House	X	Unit		Suburb	Malvern East
Period - From	01/07/2016	to	30/06/2017	Source	REIV		

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 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		
2		
3		

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 six months.

3/77 Darling Road, Malvern East Vic 3145

hockingstuart

Margot Dawson

9818 1888

0425 619 451

mdawson@hockingstuart.com.au

Indicative Selling Price

\$920,000 - \$1,000,000

Median House Price

Year ending June 2017: \$1,921,000



3 1.5 2

Rooms:

Property Type: Townhouse
(Single)

Agent Comments

Stunning 3 bedroom townhouse, stylishly renovated with designer bathroom and kitchen with multiple outdoor spaces.

Comparable Properties



9/14 Wahroongaa Cr MURRUMBEENA 3163 (REI)

Agent Comments

3 2 1

Price: \$959,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 5

Property Type: Townhouse (Res)

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 six months.