

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

202/253 WAVERLEY 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Jun 2023

to

31 May 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

9/80-82 DARLING ROAD MALVERN EAST VIC 3145	\$401,000	15-Dec-23
4/102 DARLING ROAD MALVERN EAST VIC 3145	\$436,000	02-Sep-23
16/5 WARLEY ROAD MALVERN EAST VIC 3145	\$387,500	29-May-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: 12 June 2024

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**9/80-82 DARLING ROAD
MALVERN EAST VIC 3145**

1 1 1

Sold Price **\$401,000** Sold Date **15-Dec-23**

Distance **0.22km**

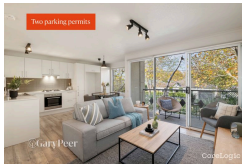


**4/102 DARLING ROAD MALVERN
EAST VIC 3145**

1 1 -

Sold Price **\$436,000** Sold Date **02-Sep-23**

Distance **0.35km**



**16/5 WARLEY ROAD MALVERN
EAST VIC 3145**

1 1 -

Sold Price ^{RS} **\$387,500** Sold Date **29-May-24**

Distance **0.76km**

RS = Recent sale **UN** = Undisclosed Sale

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