

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

4/114-116 Darling Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$647,500 Property Type Unit Suburb Malvern East

Period - From 01/04/2023 to 30/06/2023 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	3/184 Koornang Rd CARNEGIE 3163	\$953,000	29/07/2023
2	2/10 Ferncroft Av MALVERN EAST 3145	\$851,000	20/05/2023
3	1/66 Grange Rd CARNEGIE 3163	\$831,000	16/05/2023

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.~~

This Statement of Information was prepared on:

18/08/2023 14:11

4/114-116 Darling Road, Malvern East Vic 3145

RT Edgar

Rachael Fabbro
03 8888 2000
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Indicative Selling Price

\$820,000 - \$900,000

Median Unit Price

June quarter 2023: \$647,500



2 1 2

Property Type: Strata Unit/Flat

Agent Comments

Double garage, powder room, updated kitchen

Comparable Properties



3/184 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$953,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Unit



2/10 Ferncroft Av MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$851,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Apartment



1/66 Grange Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 2

Price: \$831,000

Method: Auction Sale

Date: 16/05/2023

Property Type: Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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