

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

1/120 Darling Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$730,000 Property Type Unit Suburb Malvern East

Period - From 17/01/2021 to 16/01/2022 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	3/1690 Malvern Rd GLEN IRIS 3146	\$600,000	17/07/2021
2	1/27 Beena Av CARNEGIE 3163	\$580,000	01/09/2021
3	8/23-25 Warley Rd MALVERN EAST 3145	\$580,000	04/09/2021

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:

17/01/2022 13:06



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

17/01/2021 - 16/01/2022: \$730,000

Comparable Properties



3/1690 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

Price: \$600,000

Method: Auction Sale

Date: 17/07/2021

Rooms: 4

Property Type: Apartment



1/27 Beena Av CARNEGIE 3163 (REI/VG)

Agent Comments

 2  1  1

Price: \$580,000

Method: Private Sale

Date: 01/09/2021

Property Type: Apartment



8/23-25 Warley Rd MALVERN EAST 3145 (REI)

Agent Comments

 2  1  1

Price: \$580,000

Method: Private Sale

Date: 04/09/2021

Property Type: Apartment

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814