

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

2/62 Darling Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$831,250

Property Type Unit

Suburb Malvern East

Period - From 01/01/2021

to

31/03/2021

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	1/20 Baker St MALVERN EAST 3145	\$1,476,000	20/03/2021
2	1/40 Burke Rd MALVERN EAST 3145	\$1,406,000	22/04/2021
3	1/109 Chadstone Rd MALVERN EAST 3145	\$1,237,000	27/03/2021

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:

21/05/2021 10:34

Tony Doh
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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

March quarter 2021: \$831,250



3 2 2

Property Type: Townhouse

Land Size: 277 sqm approx

Agent Comments

Comparable Properties



1/20 Baker St MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,476,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Townhouse (Res)



1/40 Burke Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,406,000

Method: Sold Before Auction

Date: 22/04/2021

Property Type: House (Res)



1/109 Chadstone Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,237,000

Method: Auction Sale

Date: 27/03/2021

Rooms: 5

Property Type: Unit