

## 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

2/102 DARLING ROAD MALVERN EAST VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

Suburb

Malvern East

Period-from

01 May 2023

to

30 Apr 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

7/915 DANDENONG ROAD MALVERN EAST VIC 3145	\$590,000	01-Feb-24
3/957-959 DANDENONG ROAD MALVERN EAST VIC 3145	\$615,000	06-Apr-24
1/37-39 FISHER STREET MALVERN EAST VIC 3145	\$592,500	10-Feb-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: 07 May 2024

**7/915 DANDENONG ROAD  
MALVERN EAST VIC 3145**

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Sold Price <sup>RS</sup> **\$590,000** <sup>UN</sup> Sold Date **01-Feb-24**Distance **1.18km****3/957-959 DANDENONG ROAD  
MALVERN EAST VIC 3145**

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Sold Price <sup>RS</sup> **\$615,000** <sup>UN</sup> Sold Date **06-Apr-24**Distance **1.11km****1/37-39 FISHER STREET MALVERN  
EAST VIC 3145**

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Sold Price <sup>RS</sup> **\$592,500** <sup>UN</sup> Sold Date **10-Feb-24**Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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