

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 2/28 Darbyshire Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2022 to 30/09/2023 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	3/13 Sylvan Cr ASHWOOD 3147	\$1,285,721	25/07/2023
2	2/13 Sylvan Cr ASHWOOD 3147	\$1,210,000	11/08/2023
3	1/12 Zodiac St BURWOOD 3125	\$1,196,000	27/05/2023

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: 04/11/2023 16:39



3 2 2

Property Type: Unit
Land Size: 264 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000
Median Unit Price
Year ending September 2023: \$1,100,000

Comparable Properties



3/13 Sylvan Cr ASHWOOD 3147 (REI/VG)

Agent Comments

3 2 2

Price: \$1,285,721
Method: Private Sale
Date: 25/07/2023
Property Type: Unit



2/13 Sylvan Cr ASHWOOD 3147 (REI)

Agent Comments

3 2 2

Price: \$1,210,000
Method: Sold Before Auction
Date: 11/08/2023
Property Type: Unit



1/12 Zodiac St BURWOOD 3125 (REI/VG)

Agent Comments

3 2 1

Price: \$1,196,000
Method: Auction Sale
Date: 27/05/2023
Property Type: Unit

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481