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

5/15 Darling Road, Malvern East Vic 3145

Indicative selling price

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

Range between | $500,000 | & | $550,000

Median sale price

| Median price | $611,000 | Property Type | Unit | Suburb | Malvern East |

| Period - From | 11/10/2023 | to | 10/10/2024 | 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	6/14 Repton Rd MALVERN EAST 3145	$585,000	07/09/2024
2	4/16 Repton Rd MALVERN EAST 3145	$537,500	31/08/2024
3	10/240-242 Waverley Rd MALVERN EAST 3145	$556,000	24/08/2024

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: | 11/10/2024 15:48

CONSUMER AFFAIRS VICTORIA

5/15 Darling Road, Malvern East Vic 3145

Christopher Cain
9805 2900
0419 140 765
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2   **1**   **1**

Property Type: Apartment

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
11/10/2023 - 10/10/2024: $611,000

Comparable Properties

6/14 Repton Rd MALVERN EAST 3145 (REI)

2   **1**   **1**

Price: $585,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Apartment

Agent Comments

4/16 Repton Rd MALVERN EAST 3145 (REI)

2   **1**   **1**

Price: $537,500
Method: Sold Before Auction
Date: 31/08/2024
Property Type: Apartment

Agent Comments

10/240-242 Waverley Rd MALVERN EAST 3145 (REI)

2   **1**   **1**

Price: $556,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Unit

Agent Comments

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999