

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

21 DARLING ROAD MALVERN EAST VIC 3145

Indicative selling price

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

Single Price

\$2,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,175,000

Property type

House

Suburb

Malvern East

Period-from

01 Jul 2022

to

30 Jun 2023

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

3A SUTHERLAND STREET MALVERN EAST VIC 3145	\$2,290,000	25-Mar-23
30 HOBART ROAD MURRUMBEENA VIC 3163	\$2,200,000	06-May-23
17 KARMA AVENUE MALVERN EAST VIC 3145	\$2,350,000	03-Jun-23

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: 16 July 2023


**3A SUTHERLAND STREET
MALVERN EAST VIC 3145**
 5  3  3

Sold Price **\$2,290,000** Sold Date **25-Mar-23**

Distance **1.05km**

**30 HOBART ROAD MURRUMBEENA
VIC 3163**
 6  2  4

Sold Price ^{RS} **\$2,200,000** Sold Date **06-May-23**

Distance **1.26km**

**17 KARMA AVENUE MALVERN
EAST VIC 3145**
 4  2  1

Sold Price ^{RS} **\$2,350,000** Sold Date **03-Jun-23**

Distance **0.59km**
RS = Recent sale

UN = Undisclosed Sale

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