

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Carmelo Avenue 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

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,580,000

*House

X

*Unit

Suburb

Malvern East

Period-from

01 Jul 2018

to

30 Jun 2019

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

4 Gona Court Ashburton VIC 3147	\$1,261,000	20-Jul-19
1 Peverill Street Malvern East VIC 3145	\$1,105,000	13-Apr-19
11 Rowena Road Malvern East VIC 3145	\$1,290,000	06-Apr-19

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.~~

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4 Gona Court Ashburton VIC 3147

Sold Price ^{RS} **\$1,261,000** ^{UN} Sold Date **20-Jul-19**

4 2 1

Distance **1.09km**



1 Peverill Street Malvern East VIC 3145

Sold Price **\$1,105,000** Sold Date **13-Apr-19**

3 1 2

Distance **0.9km**



11 Rowena Road Malvern East VIC 3145

Sold Price **\$1,290,000** Sold Date **06-Apr-19**

3 1 2

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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