# hockingstuart

#### Statement of Information

Lauchlan Waterfield 03 9509 0411 0422 290 489 Iwaterfield@hockingstuart.com.au

## 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

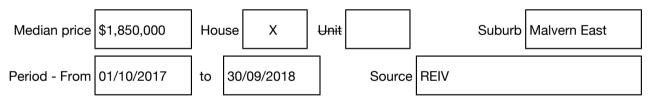
61 Emo Road, Malvern East Vic 3145

#### Indicative selling price

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

Single price \$2,000,000

#### Median sale price



#### 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                              | 47 Paxton St MALVERN EAST 3145 | \$2,200,000 | 28/07/2018   |
| 2                              | 24 Emo Rd MALVERN EAST 3145    | \$2,168,000 | 21/06/2018   |
| 3                              | 15 Karma Av MALVERN EAST 3145  | \$1,950,000 | 08/09/2018   |

#### 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.

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propertydata

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Rooms: Property Type: House Land Size: 789 sqm approx Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 Iwaterfield@hockingstuart.com.au

Indicative Selling Price \$2,000,000 Median House Price Year ending September 2018: \$1,850,000

### **Comparable Properties**



47 Paxton St MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$2,200,000 Method: Auction Sale Date: 28/07/2018 Rooms: 5 Property Type: House (Res) Land Size: 787 sqm approx



24 Emo Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

Agent Comments



Price: \$2,168,000 Method: Private Sale Date: 21/06/2018 Rooms: -Property Type: House Land Size: 740 sqm approx



15 Karma Av MALVERN EAST 3145 (REI)

**2** 



Price: \$1,950,000 Method: Auction Sale Date: 08/09/2018 Rooms: 7 Property Type: House (Res)

Land Size: 643 sqm approx

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