

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

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

Median price \$1,850,000

House

X

Unit

Suburb Malvern East

Period - From 01/10/2017

to 30/09/2018

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	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.



Rooms:

Property Type: House

Land Size: 789 sqm approx

Agent Comments

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



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)

Agent Comments



Price: \$1,950,000

Method: Auction Sale

Date: 08/09/2018

Rooms: 7

Property Type: House (Res)

Land Size: 643 sqm approx