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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

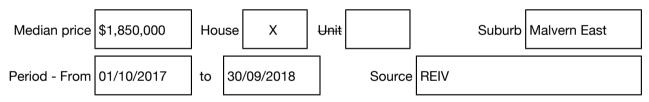
61 Emo Road, Malvern East Vic 3145

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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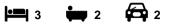
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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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