

## 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

72 Emo Road, Malvern East Vic 3145

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000

&amp;

\$2,200,000

**Median sale price**

Median price \$1,965,000

House

X

Unit

Suburb

Malvern East

Period - From 01/01/2018

to

31/03/2018

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	31 Sycamore St MALVERN EAST 3145	\$2,210,000	24/03/2018
2	11 Karma Av MALVERN EAST 3145	\$2,105,000	17/03/2018
3	13 Hillard St MALVERN EAST 3145	\$2,030,000	24/03/2018

**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.



3   1   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 702 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
March quarter 2018: \$1,965,000

## Comparable Properties



**31 Sycamore St MALVERN EAST 3145 (REI)**

**Agent Comments**

4   2   1

**Price:** \$2,210,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx



**11 Karma Av MALVERN EAST 3145 (REI)**

**Agent Comments**

4   2   2

**Price:** \$2,105,000  
**Method:** Auction Sale  
**Date:** 17/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx



**13 Hillard St MALVERN EAST 3145 (REI)**

**Agent Comments**

4   2   -

**Price:** \$2,030,000  
**Method:** Private Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx