

Walter Summons 0438 576 233 wsummons@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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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

Range between \$2,000,000	Š.	\$2,200,000
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Median sale price

Median price	\$1,965,000	Hou	ise 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.

Ad	dress 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.

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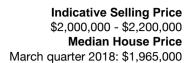




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Rooms:

Property Type: House Land Size: 702 sqm approx

Agent Comments

Comparable Properties



31 Sycamore St MALVERN EAST 3145 (REI)





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)





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)







Price: \$2,030,000 Method: Private Sale Date: 24/03/2018

Rooms: -

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments

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