

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

16 Karma Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price \$2,280,000

Median sale price

Median price \$1,850,000

House

X

Unit

Suburb

Malvern East

Period - From 01/01/2018

to

31/12/2018

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	20 Warley Rd MALVERN EAST 3145	\$2,450,000	01/12/2018
2	9 Warida Av MALVERN EAST 3145	\$2,330,000	01/12/2018
3	19 Warida Av MALVERN EAST 3145	\$2,200,000	22/09/2018

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.



4 4 3

Rooms: 8
Property Type: House (Res)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
 \$2,280,000
Median House Price
 Year ending December 2018: \$1,850,000

Comparable Properties



20 Warley Rd MALVERN EAST 3145 (REI/VG) **Agent Comments**

4 3 2

Price: \$2,450,000
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 602 sqm approx



9 Warida Av MALVERN EAST 3145 (REI) **Agent Comments**

4 2 3

Price: \$2,330,000
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 791 sqm approx



19 Warida Av MALVERN EAST 3145 (REI/VG) **Agent Comments**

5 2 2

Price: \$2,200,000
Method: Auction Sale
Date: 22/09/2018
Rooms: 8
Property Type: House (Res)
Land Size: 567 sqm approx