

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

79 Karma Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$683,000

Property Type Unit

Suburb Malvern East

Period - From 01/10/2019

to 31/12/2019

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	5/10 Grant St MALVERN EAST 3145	\$1,195,000	28/02/2020
2	3/29 Fisher St MALVERN EAST 3145	\$980,000	26/10/2019
3	6/50 Grant St MALVERN EAST 3145	\$970,000	06/12/2019

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.~~

This Statement of Information was prepared on:

16/03/2020 08:08

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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

December quarter 2019: \$683,000



3 2 2

Rooms: 4

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 345 sqm approx

Agent Comments

Comparable Properties



5/10 Grant St MALVERN EAST 3145 (REI)

Agent Comments

3 2 1

Price: \$1,195,000

Method: Private Sale

Date: 28/02/2020

Property Type: Unit



3/29 Fisher St MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 1

Price: \$980,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Unit



6/50 Grant St MALVERN EAST 3145 (VG)

Agent Comments

3 - -

Price: \$970,000

Method: Sale

Date: 06/12/2019

Property Type: Flat/Unit/Apartment (Res)