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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sa	ıe
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Address	11 Millewa Avenue, Malvern East Vic 3145
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,850,000	&	\$2,035,000

#### Median sale price

Median price	\$2,025,000	Hou	ise X	Unit		Suburb	Malvern East
Period - From	01/04/2017	to	30/06/2017		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	7 Karma Av MALVERN EAST 3145	\$2,068,000	08/05/2017
2	65 Karma Av MALVERN EAST 3145	\$2,050,000	03/07/2017
3	46 Karma Av MALVERN EAST 3145	\$2,030,000	19/08/2017

#### 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.

**Account** - Noel Jones | P: 03 9885 2444 | F: 03 9886 9555





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> **Indicative Selling Price** \$1,850,000 - \$2,035,000 **Median House Price** June quarter 2017: \$2,025,000



Rooms: 7

Property Type: House

Land Size: 684.347 sqm approx

**Agent Comments** 

Renovated family home with study.

# Comparable Properties



7 Karma Av MALVERN EAST 3145 (REI)





Price: \$2,068,000 Method: Private Sale Date: 08/05/2017

Rooms: -

Property Type: House (Res) Land Size: 607 sqm approx

**Agent Comments** 



65 Karma Av MALVERN EAST 3145 (REI)





Price: \$2,050,000 Method: Private Sale Date: 03/07/2017

Rooms: 7

Property Type: House (Res) Land Size: 660 sqm approx

**Agent Comments** 



46 Karma Av MALVERN EAST 3145 (REI)



Price: \$2,030,000 Method: Auction Sale Date: 19/08/2017 Rooms: 6

Property Type: House (Res) Land Size: 660 sqm approx

**Agent Comments** 

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