

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	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.



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)

Agent Comments



Price: \$2,068,000

Method: Private Sale

Date: 08/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 607 sqm approx



65 Karma Av MALVERN EAST 3145 (REI)

Agent Comments



Price: \$2,050,000

Method: Private Sale

Date: 03/07/2017

Rooms: 7

Property Type: House (Res)

Land Size: 660 sqm approx



46 Karma Av MALVERN EAST 3145 (REI)

Agent Comments



Price: \$2,030,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 660 sqm approx