

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,850,000 House 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	42 Boston Av MALVERN EAST 3145	\$2,600,000	08/12/2018
2	20 Warley Rd MALVERN EAST 3145	\$2,450,000	01/12/2018
3	58 Ardrie Rd MALVERN EAST 3145	\$2,440,000	18/08/2018

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.

Steve Burke

9818 1888

0448 331 653

sburke@hockingstuart.com.au

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending December 2018: \$1,850,000



4 4 2

Rooms: 8
Property Type: House (Res)
Agent Comments

Comparable Properties



42 Boston Av MALVERN EAST 3145 (REI)

Agent Comments

4 2 2

Price: \$2,600,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 729 sqm approx



20 Warley Rd MALVERN EAST 3145 (REI)

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



58 Ardrie Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 1

Price: \$2,440,000
Method: Auction Sale
Date: 18/08/2018
Rooms: 5
Property Type: House (Res)
Land Size: 487 sqm approx