

# 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

24 Embling Road, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$5,000,000 & \$5,250,000

### Median sale price

Median price \$2,906,000 Property Type House Suburb Malvern

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	90 Stanhope St MALVERN 3144	\$5,551,000	24/10/2019
2	6 Embling Rd MALVERN 3144	\$5,300,000	03/09/2019
3			

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: 05/02/2020 07:53



5 2 2

**Property Type:** House (Res)

**Land Size:** 826 sqm approx

Agent Comments

**Indicative Selling Price**

\$5,000,000 - \$5,250,000

**Median House Price**

December quarter 2019: \$2,906,000

## Comparable Properties



90 Stanhope St MALVERN 3144 (REI/VG)

Agent Comments

4 4 3

**Price:** \$5,551,000

**Method:** Auction Sale

**Date:** 24/10/2019

**Property Type:** House (Res)

**Land Size:** 824 sqm approx



6 Embling Rd MALVERN 3144 (REI)

Agent Comments

4 4 4

**Price:** \$5,300,000

**Method:** Private Sale

**Date:** 03/09/2019

**Property Type:** House

**Land Size:** 691 sqm approx

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.