

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

39 Embling Road, Malvern Vic 3144

Indicative selling price

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

Range between \$2,700,000 & \$2,970,000

Median sale price

Median price \$2,578,000 Property Type House Suburb Malvern

Period - From 01/10/2018 to 30/09/2019 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	20 Elgin Av ARMADALE 3143	\$2,825,000	26/10/2019
2	18a Silver St MALVERN 3144	\$2,800,900	07/08/2019
3	2 Huntingtower Rd ARMADALE 3143	\$2,800,000	24/06/2019

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:

18/11/2019 14:58



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,970,000

Median House Price

Year ending September 2019: \$2,578,000

Comparable Properties



20 Elgin Av ARMADALE 3143 (REI)

Agent Comments

4 2 2

Price: \$2,825,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)



18a Silver St MALVERN 3144 (REI/VG)

Agent Comments

3 3 2

Price: \$2,800,900

Method: Private Sale

Date: 07/08/2019

Property Type: House

Land Size: 726 sqm approx



2 Huntingtower Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 2 2

Price: \$2,800,000

Method: Private Sale

Date: 24/06/2019

Property Type: Townhouse (Single)

Land Size: 346 sqm approx