

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

60 Emo Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$2,282,500 Property Type House Suburb Malvern East

Period - From 01/10/2021 to 31/12/2021 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	50 Nirvana Av MALVERN EAST 3145	\$3,100,000	11/12/2021
2	7 Fountaine Av MALVERN EAST 3145	\$3,005,000	05/03/2022
3	25 Hughes St MALVERN EAST 3145	\$2,925,000	10/11/2021

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:

25/03/2022 12:07

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Indicative Selling Price

\$2,800,000 - \$3,000,000

Median House Price

December quarter 2021: \$2,282,500



Rooms: 9

Property Type: House

Land Size: 614.907 sqm approx

Agent Comments

Comparable Properties



50 Nirvana Av MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$3,100,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House (Res)

Land Size: 660 sqm approx



7 Fountaine Av MALVERN EAST 3145 (REI)

Agent Comments



Price: \$3,005,000

Method: Sold Before Auction

Date: 05/03/2022

Property Type: House (Res)



25 Hughes St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$2,925,000

Method: Private Sale

Date: 10/11/2021

Property Type: House (Res)

Land Size: 571 sqm approx

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