

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

5/76a Stanhope Street, Malvern Vic 3144

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$815,500

Property Type

Unit

Suburb

Malvern

Period - From

01/01/2023

to

31/03/2023

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	2/23 Raleigh St MALVERN 3144	\$769,000	24/04/2023
2	1/1231 Malvern Rd MALVERN 3144	\$795,000	21/03/2023
3	3/3 Irving St MALVERN 3144	\$838,000	18/03/2023

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:

28/04/2023 18:25

5/76a Stanhope Street, Malvern Vic 3144



Walter Summons

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Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

March quarter 2023: \$815,500

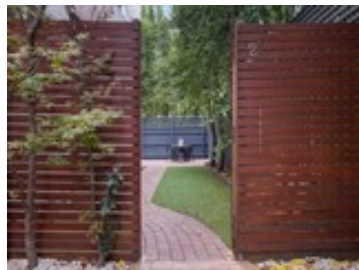


2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/23 Raleigh St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$769,000

Method: Sold Before Auction

Date: 24/04/2023

Property Type: Apartment



1/1231 Malvern Rd MALVERN 3144 (REI)

Agent Comments

2 1 2

Price: \$795,000

Method: Sold Before Auction

Date: 21/03/2023

Property Type: Unit



3/3 Irving St MALVERN 3144 (REI)

Agent Comments

2 1 2

Price: \$838,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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