

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

73 Stanhope Street, Malvern Vic 3144

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$2,370,000

House

X

Unit

Suburb Malvern

Period - From 01/10/2017

to

31/12/2017

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		
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.

73 Stanhope Street, Malvern Vic 3144

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Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2017: \$2,370,000



 3  1  1

Rooms:

Property Type: House

Land Size: 319 sqm approx

Agent Comments

One of the final renovation frontiers in Malvern, this red brick period three-bedroom north-facing residence set on 319sqm (approx.) with off-street parking is waiting in the wings for revival in a prestige location close to Glenferrie Road's shops, schools, Malvern Gardens and transport.

Comparable Properties

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