

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

90 Stanhope Street, Malvern Vic 3144

Indicative selling price

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

Range between \$4,800,000

&

\$5,280,000

Median sale price

Median price \$2,578,000

Property Type House

Suburb Malvern

Period - From 24/09/2018

to

23/09/2019

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	22 Embling Rd MALVERN 3144	\$5,850,000	04/08/2019
2	6 Embling Rd MALVERN 3144	\$5,300,000	03/09/2019
3	42 Central Park Rd MALVERN EAST 3145	\$4,700,000	21/09/2019

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:

24/09/2019 13:14



4 2 3

Rooms: 10

Property Type: House (Res)

Land Size: 824 sqm approx

Agent Comments

Indicative Selling Price

\$4,800,000 - \$5,280,000

Median House Price

24/09/2018 - 23/09/2019: \$2,578,000

Comparable Properties



22 Embling Rd MALVERN 3144 (REI)

Agent Comments

4 4 3

Price: \$5,850,000

Method: Private Sale

Date: 04/08/2019

Property Type: House (Res)



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



42 Central Park Rd MALVERN EAST 3145 (REI) Agent Comments

4 3 2

Price: \$4,700,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)