

## 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

9 Stonehaven Avenue, Malvern East Vic 3145

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,900,000

## Median sale price

Median price \$1,937,500

House

X

Unit

Suburb

Malvern East

Period - From 01/04/2018

to

30/06/2018

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	15 Karma Av MALVERN EAST 3145	\$1,950,000	08/09/2018
2	45 Allenby Av MALVERN EAST 3145	\$1,915,000	25/08/2018
3	6 Bowlers Way MALVERN EAST 3145	\$1,911,000	19/07/2018

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.

Steve Burke

9818 1888

0448 331 653

sburke@hockingstuart.com.au

**Indicative Selling Price**

\$1,900,000

**Median House Price**

June quarter 2018: \$1,937,500



4 2 2

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 576 sqm approx

**Agent Comments**

Bright sunny kitchen/ meals/ living with northern orientation ideal for the family. Offering excellent accommodation in a charming street with a magnificent parents retreat upstairs.

## Comparable Properties



**15 Karma Av MALVERN EAST 3145 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,950,000

**Method:** Auction Sale

**Date:** 08/09/2018

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 643 sqm approx



**45 Allenby Av MALVERN EAST 3145 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,915,000

**Method:** Auction Sale

**Date:** 25/08/2018

**Rooms:** -

**Property Type:** House (Res)



**6 Bowlers Way MALVERN EAST 3145 (REI)**

**Agent Comments**

4 4 2

**Price:** \$1,911,000

**Method:** Private Sale

**Date:** 19/07/2018

**Rooms:** -

**Property Type:** House