

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

5/64 Stanhope Street, Malvern Vic 3144

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$711,500

Property Type Unit

Suburb Malvern

Period - From 01/04/2022

to 30/06/2022

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	13/49a Denbigh Rd ARMADALE 3143	\$480,000	11/04/2022
2	4/13 Clendon Rd ARMADALE 3143	\$475,000	28/05/2022
3	12/12 Irving St MALVERN 3144	\$400,000	21/05/2022

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:

19/07/2022 11:40

5/64 Stanhope Street, Malvern Vic 3144

Walter Summons

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Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

June quarter 2022: \$711,500



Property Type: Strata Unit/Flat

Land Size: 55 sqm approx

Agent Comments

Comparable Properties



13/49a Denbigh Rd ARMADALE 3143 (REI/VG) **Agent Comments**



Price: \$480,000

Method: Private Sale

Date: 11/04/2022

Property Type: Apartment

Land Size: 838 sqm approx



4/13 Clendon Rd ARMADALE 3143 (REI) **Agent Comments**



Price: \$475,000

Method: Auction Sale

Date: 28/05/2022

Property Type: Apartment



12/12 Irving St MALVERN 3144 (REI/VG) **Agent Comments**



Price: \$400,000

Method: Private Sale

Date: 21/05/2022

Property Type: Apartment

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