

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

3/64 Stanhope Street, Malvern Vic 3144

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$1,190,000

House

Unit

X

Suburb Malvern

Period - From 01/01/2018

to

31/03/2018

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	20/61 Kooyong Rd ARMADALE 3143	\$542,500	21/04/2018
2	5/10 Osborne Av GLEN IRIS 3146	\$535,000	17/02/2018
3	15/7 Wattletree Rd ARMADALE 3143	\$510,000	30/11/2017

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.

3/64 Stanhope Street, Malvern Vic 3144

hockingstuart

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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

March quarter 2018: \$1,190,000

Comparable Properties



20/61 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$542,500
Method: Auction Sale
Date: 21/04/2018
Rooms: 3
Property Type: Unit



5/10 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments



Price: \$535,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: Apartment



15/7 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$510,000
Method: Sold Before Auction
Date: 30/11/2017
Rooms: 3
Property Type: Apartment