

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 4/79 Stanhope Street, Malvern Vic 3144

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,400,000 Property Type Townhouse Suburb Malvern

Period - From 02/08/2020 to 01/08/2021 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	343 Wattletree Rd MALVERN EAST 3145	\$1,680,000	10/07/2021
2	3/12 Kenilworth Gr GLEN IRIS 3146	\$1,450,000	06/05/2021
3	4/69 Denbigh Rd ARMADALE 3143	\$1,675,000	24/04/2021

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: 02/08/2021 14:59



3 -

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median Townhouse Price
02/08/2020 - 01/08/2021: \$1,400,000

Comparable Properties



343 Wattletree Rd MALVERN EAST 3145 (REI) **Agent Comments**

3 1 2

Price: \$1,680,000
Method: Sold Before Auction
Date: 10/07/2021
Property Type: Townhouse (Res)



3/12 Kenilworth Gr GLEN IRIS 3146 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,450,000
Method: Sold Before Auction
Date: 06/05/2021
Property Type: Townhouse (Res)



4/69 Denbigh Rd ARMADALE 3143 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,675,000
Method: Auction Sale
Date: 24/04/2021
Property Type: Townhouse (Res)