Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

107 Stanhope Street, Malvern Vic 3144
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Indicative selling price

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

Range between	\$5,000,000	&	\$5,500,000
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Median sale price

Median price	\$3,265,000	Pro	perty Type	House		Suburb	Malvern
Period - From	01/01/2024	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	6 Bonview Rd MALVERN 3144	\$5,721,000	15/02/2024
2	44 Somers Av MALVERN 3144	\$5,500,044	29/02/2024
3	17 Fraser St MALVERN 3144	\$5,500,000	26/02/2024

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:	07/05/2024 10:03











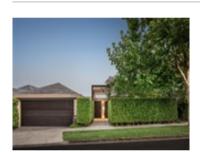


Rooms: 7

Property Type: House Agent Comments Indicative Selling Price \$5,000,000 - \$5,500,000 Median House Price

March quarter 2024: \$3,265,000

Comparable Properties



6 Bonview Rd MALVERN 3144 (REI/VG)

4





Agent Comments

Price: \$5,721,000 **Method:** Auction Sale **Date:** 15/02/2024

Property Type: House (Res) **Land Size:** 654 sqm approx



44 Somers Av MALVERN 3144 (REI)

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Price: \$5,500,044 Method: Private Sale Date: 29/02/2024 Property Type: House Land Size: 708 sqm approx **Agent Comments**



17 Fraser St MALVERN 3144 (REI)

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Price: \$5,500,000 Method: Private Sale Date: 26/02/2024 Property Type: House Agent Comments

Account - Jellis Craig | P: 03 9864 5000



