

# 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 56 Horace Street, Malvern Vic 3144

### Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

### Median sale price

Median price \$2,775,000 Property Type House Suburb Malvern

Period - From 01/04/2023 to 30/06/2023 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 Shaftesbury Av MALVERN 3144 | \$3,300,000 | 19/02/2023   |
| 2 | 3 Cressy St MALVERN 3144       | \$3,200,000 | 09/03/2023   |
| 3 | 62 Stanhope St MALVERN 3144    | \$3,040,000 | 18/03/2023   |

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: 26/07/2023 10:32



 5   
  3   
  2

**Property Type:** House  
**Land Size:** 702 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,000,000 - \$3,300,000  
**Median House Price**  
 June quarter 2023: \$2,775,000

## Comparable Properties



13 Shaftesbury Av MALVERN 3144 (REI)

Agent Comments

 4   
  2   
  4

**Price:** \$3,300,000  
**Method:** Sold Before Auction  
**Date:** 19/02/2023  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



3 Cressy St MALVERN 3144 (REI/VG)

Agent Comments

 3   
  1   
  2

**Price:** \$3,200,000  
**Method:** Auction Sale  
**Date:** 09/03/2023  
**Property Type:** House  
**Land Size:** 651 sqm approx



62 Stanhope St MALVERN 3144 (REI/VG)

Agent Comments

 4   
  2   
  2

**Price:** \$3,040,000  
**Method:** Auction Sale  
**Date:** 18/03/2023  
**Property Type:** House (Res)  
**Land Size:** 680.77 sqm approx

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