

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

18 Staniland Avenue, Malvern Vic 3144

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	16 Coppin St MALVERN EAST 3145	\$3,725,500	20/10/2018
2	34a Mckinley Av MALVERN 3144	\$3,720,000	01/12/2018
3	94 Tooronga Rd MALVERN EAST 3145	\$3,250,000	13/08/2018

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.



4 2 1

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 728 sqm approx
Agent Comments

Indicative Selling Price
\$3,200,000 - \$3,500,000
Median House Price
Year ending December 2018: \$2,605,000

Comparable Properties



16 Coppin St MALVERN EAST 3145 (REI/VG) Agent Comments

4 3 2

Price: \$3,725,500
Method: Auction Sale
Date: 20/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 830 sqm approx



34a Mckinley Av MALVERN 3144 (REI) Agent Comments

4 3 2

Price: \$3,720,000
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: House (Res)



94 Tooronga Rd MALVERN EAST 3145 (REI/VG) Agent Comments

4 2 2

Price: \$3,250,000
Method: Private Sale
Date: 13/08/2018
Rooms: 8
Property Type: House (Res)
Land Size: 725 sqm approx