

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

2/21 Thanet Street, Malvern Vic 3144

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$792,000 House Unit X Suburb Malvern

Period - From 01/04/2018 to 30/06/2018 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	11/23 Northcote Rd ARMADALE 3143	\$406,000	16/06/2018
2	5/35 Carroll Cr GLEN IRIS 3146	\$376,000	24/03/2018
3	3/42 Wattletree Rd ARMADALE 3143	\$368,500	02/06/2018

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.



1 1 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



11/23 Northcote Rd ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$406,000

Method: Sold Before Auction

Date: 16/06/2018

Rooms: 2

Property Type: Apartment



5/35 Carroll Cr GLEN IRIS 3146 (REI)

Agent Comments

1 1 1

Price: \$376,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: Apartment



3/42 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$368,500

Method: Auction Sale

Date: 02/06/2018

Rooms: 2

Property Type: Apartment