

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

1/21 Thanet Street, Malvern Vic 3144

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$585,000 House Unit X Suburb Malvern

Period - From 01/01/2019 to 31/03/2019 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	2/10 Ferncroft Av MALVERN EAST 3145	\$637,500	08/12/2018
2	2/240 Wattletree Rd MALVERN 3144	\$610,000	27/04/2019
3	7/23-25 Raleigh St MALVERN 3144	\$560,000	16/03/2019

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/10 Ferncroft Av MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$637,500

Method: Auction Sale

Date: 08/12/2018

Rooms: -

Property Type: Apartment



2/240 Wattleree Rd MALVERN 3144 (REI)

Agent Comments



Price: \$610,000

Method: Auction Sale

Date: 27/04/2019

Rooms: 3

Property Type: Apartment



7/23-25 Raleigh St MALVERN 3144 (REI)

Agent Comments



Price: \$560,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: Apartment