

# 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 51 Thanet 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 \$1,750,000 & \$1,925,000

### Median sale price

Median price \$2,680,000 Property type House Suburb Malvern

Period - From 01/01/2021 to 31/03/2021 Source REIV

### Comparable property sales

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 Golden Quadrant, Glen Iris	\$1,980,000	01/12/2020
88 Bourke Road, Malvern East	\$2,005,000	27/03/2021
70 Stanhope Street, Malvern	\$2,015,000	06/02/2021

This Statement of Information was prepared on: 21 April 2021