

## 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

22 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 \$2,600,000

&

\$2,860,000

#### Median sale price

Median price \$2,562,500

House

X

Unit

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	2 White St GLEN IRIS 3146	\$2,761,000	05/05/2018
2	124 Stanhope St MALVERN 3144	\$2,740,000	07/07/2018
3	19 Bonview Rd MALVERN 3144	\$2,672,000	07/09/2018

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.



3 2 2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 634 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,600,000 - \$2,860,000  
**Median House Price**  
June quarter 2018: \$2,562,500

## Comparable Properties



**2 White St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,761,000  
**Method:** Auction Sale  
**Date:** 05/05/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx



**124 Stanhope St MALVERN 3144 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$2,740,000  
**Method:** Auction Sale  
**Date:** 07/07/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 524 sqm approx



**19 Bonview Rd MALVERN 3144 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,672,000  
**Method:** Private Sale  
**Date:** 07/09/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 681 sqm approx