

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

17-19 Thornbury Crescent, Malvern East Vic 3145

Indicative selling price

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

Single price \$2,088,000

Median sale price

Median price \$1,773,750

House

X

Unit

Suburb

Malvern East

Period - From 01/04/2018

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	16 Karma Av MALVERN EAST 3145	\$2,180,000	04/04/2019
2	8 Bourne Rd GLEN IRIS 3146	\$2,110,000	04/12/2018
3	21 Walerna Rd GLEN IRIS 3146	\$2,048,000	05/04/2019

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.

Steve Burke

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Indicative Selling Price

\$2,088,000

Median House Price

Year ending March 2019: \$1,773,750



4 3.5 2

Rooms: 9

Property Type: House (Res)

Land Size: 909 sqm approx

Agent Comments

Stunning architecturally designed home located in an elevated position in a no-through cul-de-sac, ideal for the active family.

Comparable Properties



16 Karma Av MALVERN EAST 3145 (REI)

Agent Comments

4 4 2

Price: \$2,180,000

Method: Private Sale

Date: 04/04/2019

Rooms: -

Property Type: House

Land Size: 630 sqm approx



8 Bourne Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 2

Price: \$2,110,000

Method: Private Sale

Date: 04/12/2018

Rooms: -

Property Type: House

Land Size: 650 sqm approx



21 Walerna Rd GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$2,048,000

Method: Private Sale

Date: 05/04/2019

Rooms: -

Property Type: House

Land Size: 700 sqm approx