

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

4-6 Thornbury Crescent, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$2,250,000

Property Type House

Suburb Malvern East

Period - From 01/10/2022

to 31/12/2022

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	27 Berrima Av MALVERN EAST 3145	\$2,210,000	25/02/2023
2	20 Hyslop Pde MALVERN EAST 3145	\$1,900,000	14/12/2022
3	17 Meaden St ASHBURTON 3147	\$1,450,000	24/02/2023

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.~~

This Statement of Information was prepared on:

28/02/2023 16:54



Property Type: House (Previously Occupied - Detached)
Land Size: 680 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
December quarter 2022: \$2,250,000

Comparable Properties



27 Berrima Av MALVERN EAST 3145 (REI)

Agent Comments



Price: \$2,210,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 557 sqm approx



20 Hyslop Pde MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,900,000
Method: Private Sale
Date: 14/12/2022
Property Type: House
Land Size: 583 sqm approx



17 Meaden St ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,450,000
Method: Sold Before Auction
Date: 24/02/2023
Property Type: House
Land Size: 557 sqm approx