

# 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

6/21 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 \$429,000 & \$449,000

### Median sale price

Median price \$679,250 Property Type Unit Suburb Malvern

Period - From 01/10/2023 to 30/09/2024 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	8/22 Derby St ARMADALE 3143	\$443,000	12/09/2024
2	11/71 Edgar St GLEN IRIS 3146	\$437,000	03/08/2024
3	11/56 Kambrook Rd CAULFIELD NORTH 3161	\$440,000	03/06/2024

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:

24/10/2024 11:40



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$429,000 - \$449,000

**Median Unit Price**

Year ending September 2024: \$679,250

## Comparable Properties



**8/22 Derby St ARMADALE 3143 (REI/VG)**

**Agent Comments**

1   1   -

**Price:** \$443,000

**Method:** Private Sale

**Date:** 12/09/2024

**Property Type:** Unit

**11/71 Edgar St GLEN IRIS 3146 (VG)**

**Agent Comments**

2   -   -

**Price:** \$437,000

**Method:** Sale

**Date:** 03/08/2024

**Property Type:** Strata Unit/Flat

**11/56 Kambrook Rd CAULFIELD NORTH 3161 (VG)**

**Agent Comments**

1   -   -

**Price:** \$440,000

**Method:** Sale

**Date:** 03/06/2024

**Property Type:** Strata Unit/Flat

**Account - Biggin & Scott** | P: 03 9534 0241 | F: 03 9525 4336