

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

20a Thurso Street, Malvern East Vic 3145

Indicative selling price

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

Single price

\$1,330,000

Median sale price

Median price

\$1,341,000

Property Type

Townhouse

Suburb

Malvern East

Period - From

16/05/2021

to

15/05/2022

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	12a May Park Av ASHWOOD 3147	\$1,350,000	12/02/2022
2	1/2015 Malvern Rd MALVERN EAST 3145	\$1,341,000	19/03/2022
3	9 Shaw St ASHWOOD 3147	\$1,312,000	05/03/2022

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:

16/05/2022 11:56



3 1 2

Rooms: 4

Property Type: Townhouse

Agent Comments

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Indicative Selling Price

\$1,330,000

Median Townhouse Price

16/05/2021 - 15/05/2022: \$1,341,000

Comparable Properties



12a May Park Av ASHWOOD 3147 (REI/VG)

Agent Comments

3 1 2

Price: \$1,350,000

Method: Auction Sale

Date: 12/02/2022

Property Type: House (Res)

Land Size: 382 sqm approx



1/2015 Malvern Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,341,000

Method: Auction Sale

Date: 19/03/2022

Property Type: Townhouse (Res)



9 Shaw St ASHWOOD 3147 (REI/VG)

Agent Comments

3 1 2

Price: \$1,312,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 432 sqm approx