# 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

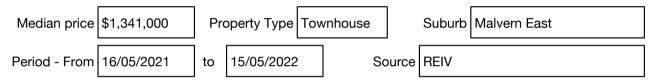
20a Thurso Street, Malvern East Vic 3145

## Indicative selling price

	For the meaning of	this price see	consumer.vic.gov.au/underquoting	
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Single price \$1,330,000

#### Median sale price



## 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









Rooms: 4 Property Type: Townhouse Agent Comments Dean Lang 9536 9202 0457 588 858 dlang@bigginscott.com.au

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)



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



Price: \$1,341,000 Method: Auction Sale Date: 19/03/2022 Property Type: Townhouse (Res)



9 Shaw St ASHWOOD 3147 (REI/VG)



Agent Comments

Agent Comments

Price: \$1,312,000 Method: Auction Sale Date: 05/03/2022 Property Type: House (Res) Land Size: 432 sqm approx

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





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