

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

1/21 THANET STREET MALVERN VIC 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,000

Property type

Unit

Suburb

Malvern

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

1/6 MAITLAND STREET GLEN IRIS VIC 3146	\$600,500	25-Jul-24
6/23 EDGAR STREET GLEN IRIS VIC 3146	\$661,000	04-Jul-24
1/6 FINLAYSON STREET MALVERN VIC 3144	\$660,000	25-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 06 November 2024



**1/6 MAITLAND STREET GLEN IRIS
VIC 3146**

 2  1  1

Sold Price

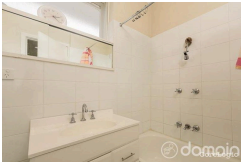
\$600,500

Sold Date

25-Jul-24

Distance

0.6km



**6/23 EDGAR STREET GLEN IRIS
VIC 3146**

 2  1  1

Sold Price

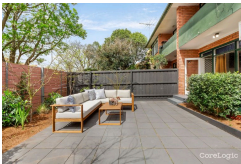
^{RS} **\$661,000**

Sold Date

04-Jul-24

Distance

0.84km



**1/6 FINLAYSON STREET MALVERN
VIC 3144**

 2  1  1

Sold Price

^{RS} **\$660,000**

Sold Date

25-Oct-24

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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