

# 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

29a 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 \$2,500,000 & \$2,600,000

### Median sale price

Median price \$2,578,000 Property Type House Suburb Malvern

Period - From 01/10/2018 to 30/09/2019 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	10c Avondale Rd ARMADALE 3143	\$2,635,000	26/10/2019
2	10a Cressy St MALVERN 3144	\$2,310,000	01/06/2019
3	20 Hornsby St MALVERN 3144	\$2,300,000	22/10/2019

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:

25/11/2019 10:44

29a Thanet Street, Malvern Vic 3144



 4  2  2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,500,000 - \$2,600,000

**Median House Price**

Year ending September 2019: \$2,578,000

## Comparable Properties



**10c Avondale Rd ARMADALE 3143 (REI)**

Agent Comments

 4  2  2

**Price:** \$2,635,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House (Res)



**10a Cressy St MALVERN 3144 (REI/VG)**

Agent Comments

 3  3  2

**Price:** \$2,310,000

**Method:** Auction Sale

**Date:** 01/06/2019

**Property Type:** House (Res)

**Land Size:** 264 sqm approx



**20 Hornsby St MALVERN 3144 (REI)**

Agent Comments

 3  2  4

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 22/10/2019

**Property Type:** Townhouse (Res)

Account - RT Edgar | P: 03 9826 1000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.