

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 41 Thanet Street, Malvern Vic 3144

Indicative selling price

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

Single price \$4,195,000

Median sale price

Median price \$2,625,000 House X Unit Suburb Malvern

Period - From 01/01/2017 to 31/12/2017 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	28 Thanet St MALVERN 3144	\$5,000,000	28/10/2017
2	24 Manning Rd MALVERN EAST 3145	\$4,400,000	05/11/2017
3	12 Embling Rd MALVERN 3144	\$4,105,000	06/09/2017

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.



 4  2  2

Rooms:
Property Type: House (Res)
Land Size: 781 sqm approx
 Agent Comments

Indicative Selling Price
 \$4,195,000
Median House Price
 Year ending December 2017: \$2,625,000

Comparable Properties



28 Thanet St MALVERN 3144 (REI/VG)

Agent Comments

 4  2  2

Price: \$5,000,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 7
Property Type: House (Res)
Land Size: 836 sqm approx



24 Manning Rd MALVERN EAST 3145 (VG)

Agent Comments

 5  -  -

Price: \$4,400,000
Method: Sale
Date: 05/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 790 sqm approx



12 Embling Rd MALVERN 3144 (REI/VG)

Agent Comments

 3  1  3

Price: \$4,105,000
Method: Auction Sale
Date: 06/09/2017
Rooms: 8
Property Type: House
Land Size: 697 sqm approx