

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

15 Thanet Street, Malvern Vic 3144

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$2,350,000 Property Type House Suburb Malvern

Period - From 01/10/2023 to 31/12/2023 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	44 Hunter St MALVERN 3144	\$1,877,500	24/02/2024
2	10 Grace St MALVERN 3144	\$1,735,000	28/02/2024
3	49 Horace St MALVERN 3144	\$1,674,999	07/12/2023

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:

21/03/2024 09:34

15 Thanet Street, Malvern Vic 3144



2 - -

Property Type: House (Res)

Land Size: 268 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

December quarter 2023: \$2,350,000

Comparable Properties



44 Hunter St MALVERN 3144 (REI)

Agent Comments

3 1 -

Price: \$1,877,500

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)



10 Grace St MALVERN 3144 (REI)

Agent Comments

3 1 -

Price: \$1,735,000

Method: Auction Sale

Date: 28/02/2024

Property Type: House (Res)

Land Size: 265 sqm approx



49 Horace St MALVERN 3144 (VG)

Agent Comments

3 - -

Price: \$1,674,999

Method: Sale

Date: 07/12/2023

Property Type: House (Res)

Land Size: 421 sqm approx

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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