

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 27 Thornbury Crescent, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$2,092,500 Property Type House Suburb Malvern East

Period - From 01/04/2023 to 31/03/2024 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	1/14-16 Durward Rd MALVERN EAST 3145	\$1,618,000	18/05/2024
2	1B Oak Gr MALVERN EAST 3145	\$1,600,000	21/05/2024
3	1/2 Ardrie Rd MALVERN EAST 3145	\$1,500,000	29/06/2024

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: 09/07/2024 09:51



5 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending March 2024: \$2,092,500

Comparable Properties



1/14-16 Durward Rd MALVERN EAST 3145 (REI)

Agent Comments

4 2 2

Price: \$1,618,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Townhouse (Res)

Land Size: 300 sqm approx



1B Oak Gr MALVERN EAST 3145 (REI)

Agent Comments

4 3 2

Price: \$1,600,000

Method: Private Sale

Date: 21/05/2024

Property Type: House



1/2 Ardrie Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 3

Price: \$1,500,000

Method: Auction Sale

Date: 29/06/2024

Property Type: Townhouse (Res)

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