

# 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

6A 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 \$2,100,000 & \$2,300,000

### Median sale price

Median price \$2,820,000 Property Type House Suburb Malvern

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	3 Chilcote Av MALVERN 3144	\$2,425,000	16/03/2024
2	42a Adelaide St ARMADALE 3143	\$2,300,000	16/03/2024
3	39 Elizabeth St MALVERN 3144	\$2,100,000	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:

08/05/2024 11:46



 3   
  2   
  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

Year ending March 2024: \$2,820,000

## Comparable Properties



**3 Chilcote Av MALVERN 3144 (REI/VG)**

Agent Comments

 3   
  1   
  2

**Price:** \$2,425,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 395 sqm approx



**42a Adelaide St ARMADALE 3143 (REI/VG)**

Agent Comments

 3   
  1   
  2

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

**Method:** Private Sale

**Date:** 16/03/2024

**Property Type:** House

**Land Size:** 233 sqm approx



**39 Elizabeth St MALVERN 3144 (REI/VG)**

Agent Comments

 3   
  2   
  2

**Price:** \$2,100,000

**Method:** Private Sale

**Date:** 07/12/2023

**Property Type:** House

**Land Size:** 231 sqm approx

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