

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

7 THANET STREET MALVERN VIC 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,850,000

Property type

House

Suburb

Malvern

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

25 JOHNSTONE STREET MALVERN VIC 3144	\$2,200,000	04-Jun-22
49 ERICA AVENUE GLEN IRIS VIC 3146	\$2,150,000	19-Oct-22
46A ARMADALE STREET ARMADALE VIC 3143	\$2,060,000	25-Feb-23

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 6 months.~~

This Statement of Information was prepared on: 16 November 2023



**25 JOHNSTONE STREET MALVERN
VIC 3144**

3 1 1

Sold Price

\$2,200,000

Sold Date

04-Jun-22

Distance

1.13km



**49 ERICA AVENUE GLEN IRIS VIC
3146**

3 1 2

Sold Price

\$2,150,000

Sold Date

19-Oct-22

Distance

0.93km



**46A ARMADALE STREET
ARMADALE VIC 3143**

3 1 -

Sold Price

\$2,060,000

Sold Date

25-Feb-23

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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