

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 20a Thurso Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,220,000 & \$1,320,000

Median sale price

Median price \$2,240,000 Property Type House Suburb Malvern East

Period - From 20/04/2021 to 19/04/2022 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	9 Shaw St ASHWOOD 3147	\$1,312,000	05/03/2022
2	3/15 Temple St ASHWOOD 3147	\$1,306,000	18/12/2021
3	11 Ambon St ASHBURTON 3147	\$1,232,000	08/12/2021

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: 20/04/2022 14:13

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 3  1  2

Rooms: 5
Property Type: House (Res)
Land Size: 288 sqm approx
Agent Comments

Indicative Selling Price
\$1,220,000 - \$1,320,000
Median House Price
20/04/2021 - 19/04/2022: \$2,240,000

Comparable Properties



9 Shaw St ASHWOOD 3147 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,312,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 432 sqm approx



3/15 Temple St ASHWOOD 3147 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,306,000
Method: Auction Sale
Date: 18/12/2021
Property Type: Townhouse (Res)
Land Size: 300 sqm approx



11 Ambon St ASHBURTON 3147 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,232,000
Method: Private Sale
Date: 08/12/2021
Property Type: House
Land Size: 326 sqm approx

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336