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 20a Thurso Street, Malvern East Vic 3145 Including suburb and postcode

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	Pro	perty 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

Add	dress 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

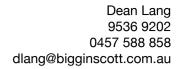
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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







Indicative Selling Price \$1,220,000 - \$1,320,000 **Median House Price**

20/04/2021 - 19/04/2022: \$2,240,000



Rooms: 5

Property Type: House (Res) Land Size: 288 sqm approx

Agent Comments

Comparable Properties



9 Shaw St ASHWOOD 3147 (REI/VG)





Price: \$1,312,000 Method: Auction Sale Date: 05/03/2022

Property Type: House (Res) Land Size: 432 sqm approx

Agent Comments



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







Price: \$1,306,000 Method: Auction Sale Date: 18/12/2021

Property Type: Townhouse (Res) Land Size: 300 sqm approx

Agent Comments



11 Ambon St ASHBURTON 3147 (REI/VG)





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

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



