

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

6 Parslow Street, Malvern Vic 3144

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$2,562,500

Property Type House

Suburb Malvern

Period - From 01/04/2019

to

31/03/2020

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	16 Winter St MALVERN 3144	\$2,500,000	09/05/2020
2	40 Alice St MALVERN 3144	\$2,400,000	09/05/2020
3	30 Victoria Rd.N MALVERN 3144	\$1,910,000	10/06/2020

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:

01/07/2020 12:00



 3  1  2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,000,000

Median House Price
Year ending March 2020: \$2,562,500

Comparable Properties



16 Winter St MALVERN 3144 (REI)

Agent Comments

 4  3  2

Price: \$2,500,000
Method: Auction Sale
Date: 09/05/2020
Property Type: House (Res)



40 Alice St MALVERN 3144 (REI)

Agent Comments

 3  2  2

Price: \$2,400,000
Method: Private Sale
Date: 09/05/2020
Property Type: House (Res)
Land Size: 584 sqm approx



30 Victoria Rd.N MALVERN 3144 (REI)

Agent Comments

 4  1  1

Price: \$1,910,000
Method: Private Sale
Date: 10/06/2020
Property Type: House
Land Size: 462 sqm approx