

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

1 Willow Street, Malvern Vic 3144

Indicative selling price

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

Range between \$3,950,000 & \$4,300,000

Median sale price

Median price \$3,160,000 Property Type House Suburb Malvern

Period - From 01/07/2021 to 30/09/2021 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	20 Staniland Av MALVERN 3144	\$4,370,000	14/10/2021
2	24 Parslow St MALVERN 3144	\$4,310,000	13/10/2021
3	97 Claremont Av MALVERN 3144	\$3,950,000	25/05/2021

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:

29/10/2021 15:10



4 2 2

Property Type: House (Res)

Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price

\$3,950,000 - \$4,300,000

Median House Price

September quarter 2021: \$3,160,000

Comparable Properties



20 Staniland Av MALVERN 3144 (REI)

Agent Comments

4 2 2

Price: \$4,370,000

Method: Sold Before Auction

Date: 14/10/2021

Property Type: House



24 Parslow St MALVERN 3144 (REI)

Agent Comments

4 3 2

Price: \$4,310,000

Method: Private Sale

Date: 13/10/2021

Property Type: House



97 Claremont Av MALVERN 3144 (REI/VG)

Agent Comments

4 2 3

Price: \$3,950,000

Method: Sold Before Auction

Date: 25/05/2021

Property Type: House (Res)

Land Size: 604 sqm approx

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