

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

40a Parslow Street, Malvern Vic 3144

Indicative selling price

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

Range between \$2,600,000 & \$2,860,000

Median sale price

Median price \$2,906,000 Property Type House Suburb Malvern

Period - From 01/10/2019 to 31/12/2019 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	39 Embling Rd MALVERN 3144	\$2,950,000	12/12/2019
2	15 Fraser St MALVERN 3144	\$2,850,000	17/11/2019
3	29a Thanet St MALVERN 3144	\$2,650,000	06/12/2019

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:

21/02/2020 08:18



🛏️ 4 🚗 4 🚗 2

Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$2,600,000 - \$2,860,000

Median House Price

December quarter 2019: \$2,906,000

Comparable Properties



39 Embling Rd MALVERN 3144 (REI)

[Agent Comments](#)

🛏️ 3 🚗 2 🚗 2

Price: \$2,950,000

Method: Sold Before Auction

Date: 12/12/2019

Property Type: House (Res)



15 Fraser St MALVERN 3144 (REI)

[Agent Comments](#)

🛏️ 3 🚗 2 🚗 2

Price: \$2,850,000

Method: Sold After Auction

Date: 17/11/2019

Property Type: House (Res)



29a Thanet St MALVERN 3144 (REI)

[Agent Comments](#)

🛏️ 4 🚗 2 🚗 3

Price: \$2,650,000

Method: Sold Before Auction

Date: 06/12/2019

Property Type: Townhouse (Res)