

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

22 PARK STREET MALVERN VIC 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$5,000,000

&

\$5,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,000,000

Property type

House

Suburb

Malvern

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

26 ELIZABETH STREET MALVERN VIC 3144	\$5,150,000	16-Feb-24
6 BONVIEW ROAD MALVERN VIC 3144	\$5,721,000	15-Feb-24

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 6 months.

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**26 ELIZABETH STREET MALVERN
VIC 3144**

Sold Price

^{RS}

\$5,150,000

Sold Date

16-Feb-24

 4  4  3

Distance

0.56km

Smaller internal space



**6 BONVIEW ROAD MALVERN VIC
3144**

Sold Price

\$5,721,000

Sold Date

15-Feb-24

 4  3  2

Distance

0.1km

Bigger land size

RS = Recent sale

UN = Undisclosed Sale

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