

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

3 PARSLOW 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

\$4,300,000

&

\$4,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,850,000

Property type

House

Suburb

Malvern

Period-from

01 Jan 2023

to

31 Dec 2023

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

3 TURNBULL AVENUE TOORAK VIC 3142	\$4,426,600	14-Dec-23
14 HORSBURGH GROVE ARMADALE VIC 3143	\$4,700,000	26-Aug-23
7 CLYDE STREET GLEN IRIS VIC 3146	\$4,590,000	09-Dec-23

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.~~

This Statement of Information was prepared on: 23 January 2024