

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

6/29 Parslow Street, Malvern Vic 3144

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Malvern

Period - From 01/07/2023 to 30/09/2023 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	5/76a Stanhope St MALVERN 3144	\$800,000	03/06/2023
2	13/249 Burke Rd GLEN IRIS 3146	\$774,000	20/05/2023
3	29/1495 Malvern Rd GLEN IRIS 3146	\$756,000	20/05/2023

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:

24/10/2023 17:29



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Rooms: 4
Property Type: Townhouse
 (Single)
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median Unit Price
 September quarter 2023: \$715,000

Comparable Properties



5/76a Stanhope St MALVERN 3144 (REI/VG)

 2
  2
  1

Price: \$800,000
Method: Auction Sale
Date: 03/06/2023
Property Type: Unit

Agent Comments

Contemporary style, 2 x bath, 1.10km from subject property, main road address



13/249 Burke Rd GLEN IRIS 3146 (REI/VG)

 2
  2
  1

Price: \$774,000
Method: Auction Sale
Date: 20/05/2023
Property Type: Apartment

Agent Comments

Single level residence, main road address, 2 x bath, 1.16km from subject property



29/1495 Malvern Rd GLEN IRIS 3146 (VG)

 2
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Price: \$756,000
Method: Sale
Date: 20/05/2023
Property Type: Strata Unit/Flat

Agent Comments

2 level residence, outdoor area, car parking, contemporary style, 0.5km from subject property