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

1/46 Maitland Street, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$750,000		&		\$825,000			
Median sale pi	rice							
Median price	\$742,500	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	17/01/2023	to	16/01/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/16 Finlayson St MALVERN 3144	\$832,500	09/09/2023
2	6/142-144 Milton Pde GLEN IRIS 3146	\$820,000	21/12/2023
3	2/1550 Malvern Rd GLEN IRIS 3146	\$760,000	16/09/2023

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:

17/01/2024 12:03









Property Type: Apartment Agent Comments

Steve Burke 03 9818 1888 0448 331 653 steve.burke@belleproperty.com

Indicative Selling Price \$750,000 - \$825,000 Median Unit Price 17/01/2023 - 16/01/2024: \$742,500

Comparable Properties



2/16 Finlayson St MALVERN 3144 (REI/VG)



Price: \$832,500 Method: Auction Sale Date: 09/09/2023 Property Type: Townhouse (Res)

6/142-144 Milton Pde GLEN IRIS 3146 (REI) Agent Comments





Price: \$820,000 Method: Private Sale Date: 21/12/2023 Property Type: Unit

2/1550 Malvern Rd GLEN IRIS 3146 (REI)



Agent Comments

Agent Comments



Price: \$760,000 Method: Private Sale Date: 16/09/2023 Property Type: Townhouse (Single)

Account - Belle Property Glen Iris | P: 03 98181888



propertydata

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