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

102/1683 Malvern Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$720,000		&		\$780,000			
Median sale pi	rice							
Median price	\$760,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/04/2023	to	31/03/2024		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	222/14 Elizabeth St MALVERN 3144	\$770,000	22/04/2024
2	13/233 Burke Rd GLEN IRIS 3146	\$750,000	21/03/2024
3	112/1639 Malvern Rd GLEN IRIS 3146	\$710,000	10/04/2024

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:

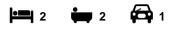
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Liam Burke





Rooms: 1 Property Type: Strata Unit/Flat Agent Comments 03 9818 1888 0457 567 990 liam.burke@belleproperty.com

Indicative Selling Price \$720,000 - \$780,000 Median Unit Price Year ending March 2024: \$760,000

Comparable Properties



222/14 Elizabeth St MALVERN 3144 (REI)



Price: \$770,000 Method: Private Sale Date: 22/04/2024 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$750,000 Method: Private Sale Date: 21/03/2024 Property Type: Unit

2

112/1639 Malvern Rd GLEN IRIS 3146 (REI)

13/233 Burke Rd GLEN IRIS 3146 (REI/VG)

2



Agent Comments



Price: \$710,000 Method: Private Sale Date: 10/04/2024 Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888





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