

# 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

103/86 Burke Road, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000 & \$632,500

### Median sale price

Median price \$630,500 Property Type Unit Suburb Malvern East

Period - From 01/10/2023 to 31/12/2023 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	105/337 Balaclava Rd CAULFIELD NORTH 3161	\$617,000	15/01/2024
2	2/245 Burke Rd GLEN IRIS 3146	\$590,000	05/12/2023
3	103/337 Balaclava Rd CAULFIELD NORTH 3161	\$590,000	19/12/2023

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:

19/01/2024 12:03



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**105/337 Balaclava Rd CAULFIELD NORTH  
3161 (REI)**

**Agent Comments**



**Price:** \$617,000

**Method:** Private Sale

**Date:** 15/01/2024

**Property Type:** Apartment



**2/245 Burke Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**



**Price:** \$590,000

**Method:** Private Sale

**Date:** 05/12/2023

**Property Type:** Unit

**Land Size:** 1337 sqm approx



**103/337 Balaclava Rd CAULFIELD NORTH  
3161 (REI)**

**Agent Comments**



**Price:** \$590,000

**Method:** Private Sale

**Date:** 19/12/2023

**Property Type:** Apartment