Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/1571 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	\$780,000		&		\$820,000			
Median sale pi	rice							
Median price	\$730,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/01/2022	to	31/03/2022		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.

Add	dress of comparable property	Price	Date of sale
1	12/233 Burke Rd GLEN IRIS 3146	\$850,000	17/12/2021
2	G07/2 Constance St HAWTHORN EAST 3123	\$840,000	24/01/2022
3	5/428 Tooronga Rd HAWTHORN EAST 3123	\$817,500	31/12/2021

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:

26/04/2022 13:19









Rooms: 3 Property Type: Apartment Agent Comments Steve Burke 03 9818 1888 0448 331 653 steve.burke@belleproperty.com

> Indicative Selling Price \$780,000 - \$820,000 Median Unit Price March quarter 2022: \$730,000

Comparable Properties



12/233 Burke Rd GLEN IRIS 3146 (VG)



Price: \$850,000 Method: Sale Date: 17/12/2021 Property Type: Strata Unit/Flat Agent Comments



G07/2 Constance St HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$840,000 Method: Private Sale Date: 24/01/2022 Property Type: Apartment



5/428 Tooronga Rd HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$817,500 Method: Private Sale Date: 31/12/2021 Property Type: Unit

Account - Belle Property Glen Iris | P: 03 98181888



propertydata

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