

# 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

2/1571 Malvern Road, Glen Iris Vic 3146

### Indicative selling price

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

Range between \$780,000 & \$820,000

### Median sale price

Median price \$730,000 Property Type Unit Suburb Glen Iris

Period - From 01/01/2022 to 31/03/2022 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	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

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2 2 2

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**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)

**Agent Comments**

2 - -

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



G07/2 Constance St HAWTHORN EAST 3123 (REI)

**Agent Comments**

2 2 2

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



5/428 Tooronga Rd HAWTHORN EAST 3123 (REI)

**Agent Comments**

2 1 1

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

**Account - Belle Property Glen Iris | P: 03 98181888**