

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

2/1583 Malvern Road, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$620,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Glen Iris

Period - From 10/07/2023 to 09/07/2024 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	1/4 Osborne Av GLEN IRIS 3146	\$650,000	29/04/2024
2	3/1417 High St GLEN IRIS 3146	\$617,500	18/04/2024
3	5/1391 High St GLEN IRIS 3146	\$610,000	12/06/2024

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: 10/07/2024 15:37



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
10/07/2023 - 09/07/2024: \$630,000

Comparable Properties



1/4 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 29/04/2024
Property Type: Apartment



3/1417 High St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$617,500
Method: Sold Before Auction
Date: 18/04/2024
Property Type: Unit



5/1391 High St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$610,000
Method: Sold Before Auction
Date: 12/06/2024
Property Type: Unit

Account - Belle Property Glen Iris | P: 03 98181888