

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

2/247 Burke Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/01/2024

to

31/03/2024

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	10/1512 Malvern Rd GLEN IRIS 3146	\$575,000	18/06/2024
2	6/36 Johnstone St MALVERN 3144	\$575,000	06/07/2024
3	10/304 Tooronga Rd GLEN IRIS 3146	\$530,000	22/06/2024

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:

11/07/2024 16:22



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
March quarter 2024: \$665,000

Comparable Properties



10/1512 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

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Price: \$575,000
Method: Sold Before Auction
Date: 18/06/2024
Property Type: Unit



6/36 Johnstone St MALVERN 3144 (REI)

Agent Comments

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Price: \$575,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Unit



10/304 Tooronga Rd GLEN IRIS 3146 (REI)

Agent Comments

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Price: \$530,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Apartment