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

202/1571 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $680,000 & $730,000

Median sale price

| Median price | $745,000 | Property Type | Unit | Suburb | Glen Iris |

| Period - From | 21/02/2023 | to | 20/02/2024 | 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	3/14 Elizabeth St MALVERN 3144	$730,000	01/12/2023
2	8/16-18 Dene Av MALVERN EAST 3145	$710,000	16/09/2023
3	105/379 Wattletree Rd MALVERN EAST 3145	$680,000	29/11/2023

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: 21/02/2024 14:19

CONSUMER AFFAIRS VICTORIA

belle
PROPERTY

Steve Burke
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Indicative Selling Price
$680,000 - $730,000
Median Unit Price
21/02/2023 - 20/02/2024: $745,000

🛏 **2**   🛁 **1**   🚗 **2**

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

3/14 Elizabeth St MALVERN 3144 (REI)

🛏 **2**   🛁 **2**   🚗 **1**

Price: $730,000
Method: Private Sale
Date: 01/12/2023
Property Type: Apartment

Agent Comments

8/16-18 Dene Av MALVERN EAST 3145 (REI)

🛏 **2**   🛁 **1**   🚗 **1**

Price: $710,000
Method: Auction Sale
Date: 16/09/2023
Property Type: Apartment

Agent Comments

105/379 Wattletree Rd MALVERN EAST 3145 (REI/VG)

🛏 **2**   🛁 **2**   🚗 **1**

Price: $680,000
Method: Private Sale
Date: 29/11/2023
Property Type: Apartment

Agent Comments