

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

204/1571 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$790,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2023 to 31/12/2023 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	103/75 Union St ARMADALE 3143	\$1,430,000	19/10/2023
2	104/86 Burke Rd MALVERN EAST 3145	\$1,415,000	16/01/2024
3	3/75 Union St ARMADALE 3143	\$1,360,000	08/03/2024

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:

20/03/2024 16:24



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median Unit Price
December quarter 2023: \$790,000

Comparable Properties



103/75 Union St ARMADALE 3143 (REI)

Agent Comments



Price: \$1,430,000
Method: Private Sale
Date: 19/10/2023
Property Type: Apartment



104/86 Burke Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,415,000
Method: Private Sale
Date: 16/01/2024
Property Type: Apartment



3/75 Union St ARMADALE 3143 (REI)

Agent Comments



Price: \$1,360,000
Method: Private Sale
Date: 08/03/2024
Property Type: Apartment

Account - Marshall White | P: 03 9822 9999