Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 204/1571 Malvern Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,300,000		&		\$1,430,000			
Median sale p	rice							
Median price	\$790,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress 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)



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



104/86 Burke Rd MALVERN EAST 3145 (REI)

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Agent Comments



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

3/75 Union St ARMADALE 3143 (REI)



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

Account - Marshall White | P: 03 9822 9999





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