## 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)

**.** . **.** .

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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