

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

206/1455 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

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.

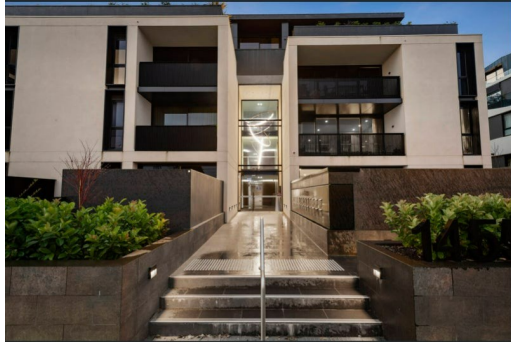
	Address of comparable property	Price	Date of sale
1	104/1261-1269 Malvern Rd MALVERN 3144	\$1,445,000	18/11/2023
2	104/86 Burke Rd MALVERN EAST 3145	\$1,415,000	16/01/2024
3	16/1231 Malvern Rd MALVERN 3144	\$1,060,000	24/02/2024

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:

08/04/2024 10:33



 3
  2
  2

Property Type: Apartment

Agent Comments

Apartment set to the private rear of this boutique group. Two secure side by side basement carparks. Storage cage. Generously proportioned covered private balcony.

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median Unit Price

December quarter 2023: \$790,000

Comparable Properties



104/1261-1269 Malvern Rd MALVERN 3144 (REI)

Agent Comments

 3
  2
  2

Price: \$1,445,000

Method: Sold Before Auction

Date: 18/11/2023

Property Type: Apartment



104/86 Burke Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

 3
  2
  3

Price: \$1,415,000

Method: Private Sale

Date: 16/01/2024

Property Type: Apartment



16/1231 Malvern Rd MALVERN 3144 (REI)

Agent Comments

 3
  1
  2

Price: \$1,060,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088