

# 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 208/1555-1557 Malvern Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Glen Iris

Period - From 16/04/2023 to 15/04/2024 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	107/84 Burke Rd MALVERN EAST 3145	\$645,000	14/11/2023
2	1/1a Paxton St MALVERN EAST 3145	\$620,000	21/10/2023
3	106/795 Toorak Rd HAWTHORN EAST 3123	\$600,000	08/01/2024

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: 16/04/2024 17:16



**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
16/04/2023 - 15/04/2024: \$650,000

## Comparable Properties



**107/84 Burke Rd MALVERN EAST 3145 (REI/VG)**

Agent Comments



**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 14/11/2023  
**Property Type:** Apartment



**1/1a Paxton St MALVERN EAST 3145 (REI/VG)**

Agent Comments



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 21/10/2023  
**Property Type:** Apartment



**106/795 Toorak Rd HAWTHORN EAST 3123 (VG)**

Agent Comments



**Price:** \$600,000  
**Method:** Sale  
**Date:** 08/01/2024  
**Property Type:** Strata Unit/Flat