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

209/1557 Malvern Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$580,000		&		\$610,000			
Median sale pi	rice							
Median price	\$640,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	28/05/2023	to	27/05/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	3/1417 High St GLEN IRIS 3146	\$617,500	18/04/2024
2	208/1557 Malvern Rd GLEN IRIS 3146	\$610,000	03/05/2024
3	6/1480 Malvern Rd GLEN IRIS 3146	\$561,000	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:

28/05/2024 16:57



209/1557 Malvern Road, Glen Iris Vic 3146







Rooms: 3 Property Type: Apartment Agent Comments

Damien Davis 03 9810 5000 0409 961 264 damiendavis@jelliscraig.com.au

Indicative Selling Price \$580,000 - \$610,000 **Median Unit Price** 28/05/2023 - 27/05/2024: \$640,000

Comparable Properties



3/1417 High St GLEN IRIS 3146 (REI)





Price: \$617,500 Method: Sold Before Auction Date: 18/04/2024 Property Type: Unit

Agent Comments

Agent Comments



2 Price: \$610,000

Method: Private Sale Date: 03/05/2024 Property Type: Apartment

6/1480 Malvern Rd GLEN IRIS 3146 (REI/VG)

208/1557 Malvern Rd GLEN IRIS 3146 (REI)



Agent Comments

Price: \$561.000

Method: Private Sale Date: 08/03/2024 Property Type: Unit

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511





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