

# 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 3/1975 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Glen Iris

Period - From 21/02/2023 to 20/02/2024 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	2/110 Burke Rd MALVERN EAST 3145	\$1,600,000	25/09/2023
2	11 Meaden St ASHBURTON 3147	\$1,550,000	11/02/2024
3	1/1715-1719 Malvern Rd GLEN IRIS 3146	\$1,455,000	16/09/2023

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: 21/02/2024 11:13



4   3   2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/110 Burke Rd MALVERN EAST 3145 (REI/VG)** Agent Comments

3   2   2

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 25/09/2023

**Property Type:** House



**11 Meaden St ASHBURTON 3147 (REI)** Agent Comments

4   2   2

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 11/02/2024

**Property Type:** Townhouse (Single)



**1/1715-1719 Malvern Rd GLEN IRIS 3146 (REI)** Agent Comments

3   2   2

**Price:** \$1,455,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** Townhouse (Res)