

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 305/3 Hurstmon Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$630,500 Property Type Unit Suburb Malvern East

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	G3/1565 Malvern Rd GLEN IRIS 3146	\$1,930,000	19/10/2023
2	205/12 Anthony St GLEN IRIS 3146	\$1,500,000	28/08/2023
3			

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: 19/02/2024 23:59



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  2

Property Type: Luxury Apartment

Land Size: 191 sqm approx

Agent Comments

Unfolding with style, refinement and all-new luxury from a penthouse position, this breathtaking 3 bedroom, 2 bathroom corner apartment will instantly inspire in a special neighbourhood ready to explore.

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median Unit Price

December quarter 2023: \$630,500

Comparable Properties



G3/1565 Malvern Rd GLEN IRIS 3146 (REI/VG) **Agent Comments**

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  2
  4

Price: \$1,930,000

Method: Private Sale

Date: 19/10/2023

Property Type: Unit

205/12 Anthony St GLEN IRIS 3146 (VG) **Agent Comments**

 3
  -
  -

Price: \$1,500,000

Method: Sale

Date: 28/08/2023

Property Type: Strata Unit/Flat

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.

Account - VICPROP



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