

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

4/1476 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$2,393,000

Property Type House

Suburb Glen Iris

Period - From 01/01/2024

to 31/03/2024

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	5/285 Tooronga Rd GLEN IRIS 3146	\$1,300,000	23/01/2024
2	1/1781 Malvern Rd GLEN IRIS 3146	\$1,230,000	23/10/2023
3			

OR

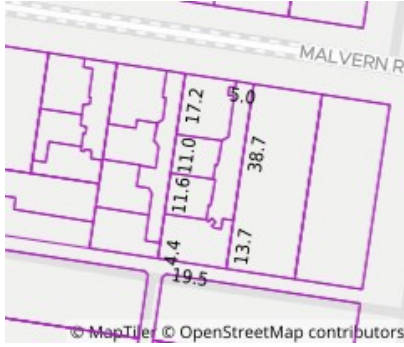
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

22/04/2024 12:19

4/1476 Malvern Road, Glen Iris Vic 3146

Tim Heavyside
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Property Type: Townhouse
Land Size: 247 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2024: \$2,393,000

Comparable Properties



5/285 Tooronga Rd GLEN IRIS 3146 (REI/VG) **Agent Comments**



Price: \$1,300,000
Method: Private Sale
Date: 23/01/2024
Property Type: Townhouse (Single)



1/1781 Malvern Rd GLEN IRIS 3146 (REI/VG) **Agent Comments**



Price: \$1,230,000
Method: Private Sale
Date: 23/10/2023
Property Type: Townhouse (Single)
Land Size: 282 sqm approx

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 - Heavyside



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