## Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$555,000

5/251 Burke Road, Glen Iris Vic 3146

#### Indicative selling price

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

Range between \$560,000	&	\$615,000
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#### Median sale price

Median price	\$685,000	Pro	perty Type U	nit		Suburb	Glen Iris
Period - From	01/04/2024	to	31/03/2025	So	ource	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

1/251 Burke Rd GLEN IRIS 3146

**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.

Ad	dress of comparable property	Price	Date of sale
1	4/1512 Malvern Rd GLEN IRIS 3146	\$550,000	15/05/2025
2	4/14 Nash St GLEN IRIS 3146	\$615.000	13/05/2025

#### OR

3

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

This Statement of Information was prepared on:	05/06/2025 09:37



07/04/2025



Alex Voronin 03 9114 9890 0411 507 028 alex@fitchpartners.com.au

Indicative Selling Price \$560,000 - \$615,000 Median Unit Price Year ending March 2025: \$685,000





Rooms: 4

**Property Type:** Apartment Agent Comments

# Comparable Properties



4/1512 Malvern Rd GLEN IRIS 3146 (REI)

2

**3** 

**Agent Comments** 

**Price:** \$550,000 **Method:** Private Sale **Date:** 15/05/2025

Property Type: Apartment



4/14 Nash St GLEN IRIS 3146 (REI)

•=

2







4

**Agent Comments** 

**Agent Comments** 

Price: \$615,000 Method: Private Sale Date: 13/05/2025 Property Type: Unit



1/251 Burke Rd GLEN IRIS 3146 (REI/VG)

2





1 1

**Price:** \$555,000 **Method:** Private Sale **Date:** 07/04/2025

Property Type: Unit





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