

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

30/1495-1499 MALVERN ROAD GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

7/1220 MALVERN ROAD MALVERN VIC 3144	\$385,000	27-Sep-23
401/770A TOORAK ROAD GLEN IRIS VIC 3146	\$420,000	25-Aug-23
14/1737 MALVERN ROAD GLEN IRIS VIC 3146	\$405,000	02-Sep-23

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 6 months.

This Statement of Information was prepared on: 27 November 2023



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7/1220 MALVERN ROAD MALVERN VIC 3144 Sold Price **\$385,000** Sold Date **27-Sep-23**

1 1 -

Distance **0.83km**



401/770A TOORAK ROAD GLEN IRIS VIC 3146 Sold Price **\$420,000** Sold Date **25-Aug-23**

1 1 1

Distance **0.84km**



14/1737 MALVERN ROAD GLEN IRIS VIC 3146 Sold Price **\$405,000** Sold Date **02-Sep-23**

1 1 1

Distance **1.35km**

RS = Recent sale UN = Undisclosed Sale

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