

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 101/220 Burke Road, Malvern East VIC 3145

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$658,000 Property type Unit Suburb Malvern East

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

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
302/770B Toorak Road, Glen Iris	\$395,000	10/01/2023
102/220 Burke Road, Glen Iris	\$360,000	09/12/2023
205/1228 Malvern Road, Malvern	\$371,000	17/11/2022

This Statement of Information was prepared on: 22 February 2023