

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

10/1781 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$800,000

Property Type Unit

Suburb Glen Iris

Period - From 01/04/2023

to

30/06/2023

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	13 Liquidamber PI MALVERN EAST 3145	\$1,250,000	20/04/2023
2	11 Liquidamber PI MALVERN EAST 3145	\$1,255,000	06/05/2023
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:

30/08/2023 14:39



3
 3.5
 2

Property Type: Townhouse
(Strata)

Agent Comments

Indicative Selling Price
 \$1,180,000 - \$1,280,000
Median Unit Price
 June quarter 2023: \$800,000

Comparable Properties



13 Liquidamber PI MALVERN EAST 3145 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,250,000
Method: Private Sale
Date: 20/04/2023
Property Type: Townhouse (Single)



11 Liquidamber PI MALVERN EAST 3145 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,255,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Townhouse (Res)

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.

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