

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

203/1483 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$398,000

Median sale price

Median price

\$670,000

Property Type

Unit

Suburb

Glen Iris

Period - From

22/03/2022

to

21/03/2023

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	401/770a Toorak Rd GLEN IRIS 3146	\$450,000	16/12/2022
2	205/1228 Malvern Rd MALVERN 3144	\$371,000	15/11/2022
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:

22/03/2023 15:18



 1  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$398,000

Median Unit Price

22/03/2022 - 21/03/2023: \$670,000

Comparable Properties



401/770a Toorak Rd GLEN IRIS 3146 (REI/VG) **Agent Comments**

 1  1  1

Price: \$450,000

Method: Private Sale

Date: 16/12/2022

Property Type: Apartment



205/1228 Malvern Rd MALVERN 3144 (REI/VG) **Agent Comments**

 1  1  1

Price: \$371,000

Method: Private Sale

Date: 15/11/2022

Property Type: Apartment

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 - Barry Plant | P: 03 9842 8888