

## 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

101/14 ILLOWA STREET MALVERN EAST VIC 3145

### Indicative selling price

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

Single Price

or range  
between

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Apr 2023

to

31 Mar 2024

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

102/14 ILLOWA STREET MALVERN EAST VIC 3145	\$380,000	20-Feb-24
103/43 HIGH STREET GLEN IRIS VIC 3146	\$390,000	22-Nov-23
G16/60 BELGRAVE ROAD MALVERN EAST VIC 3145	\$385,000	30-Nov-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: 04 April 2024

**102/14 ILLOWA STREET MALVERN EAST VIC 3145**Sold Price <sup>RS</sup> **\$380,000** <sup>UN</sup> Sold Date **20-Feb-24**

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Distance **0km****103/43 HIGH STREET GLEN IRIS VIC 3146**Sold Price **\$390,000** Sold Date **22-Nov-23**

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Distance **0.96km****G16/60 BELGRAVE ROAD MALVERN EAST VIC 3145**Sold Price **\$385,000** Sold Date **30-Nov-23**

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Distance **1.25km****RS** = Recent sale      **UN** = Undisclosed Sale

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