Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
-----------------	---------	----------

Address Including suburb and postcode	

Indicative selling price

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

Single price \$880,000

Median sale price

Median price	\$819,000	Pro	perty Type Ur	nit		Suburb	Malvern
Period - From	01/10/2021	to	30/09/2022	So	ource	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

	aress of comparable property	1 1100	Date of Sale
1	6/25 Kooyong Rd ARMADALE 3143	\$945,000	15/08/2022
2	2/239 Burke Rd GLEN IRIS 3146	\$945,000	18/06/2022
3	2/22 Aintree Rd GLEN IRIS 3146	\$910,000	24/05/2022

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:	07/11/2022 12:51



Date of sale











Property Type: Unit Agent Comments

Indicative Selling Price \$880,000 Median Unit Price

Year ending September 2022: \$819,000

Comparable Properties

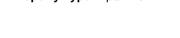


6/25 Kooyong Rd ARMADALE 3143 (REI/VG)

Price: \$945,000 Method: Private Sale Date: 15/08/2022

Property Type: Apartment

Agent Comments





2/239 Burke Rd GLEN IRIS 3146 (REI/VG)





Agent Comments

Price: \$945,000 Method: Auction Sale Date: 18/06/2022 Property Type: Unit



2/22 Aintree Rd GLEN IRIS 3146 (REI/VG)

•= □ 2





Price: \$910,000

Method: Sold Before Auction

Date: 24/05/2022 Property Type: Unit **Agent Comments**

Account - Burne Property | P: 03 9421 1173 | F: 03 9241 1153



