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

103/86 Burke Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$575,000		&		\$632,500				
Median sale p	rice								
Median price	\$630,500	Pro	operty Type	Unit			Suburb	Malvern East	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	105/337 Balaclava Rd CAULFIELD NORTH 3161	\$617,000	15/01/2024
2	2/245 Burke Rd GLEN IRIS 3146	\$590,000	05/12/2023
3	103/337 Balaclava Rd CAULFIELD NORTH 3161	\$590,000	19/12/2023

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:

19/01/2024 12:03







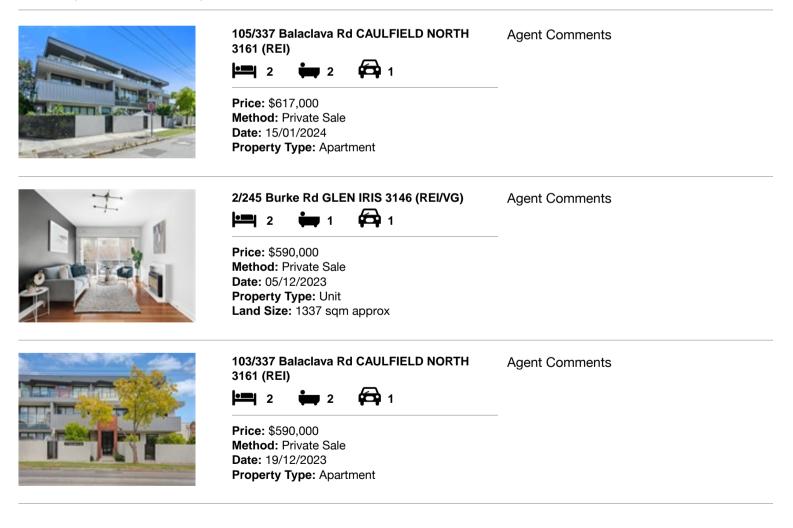


Property Type: Apartment Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$575,000 - \$632,500 Median Unit Price December quarter 2023: \$630,500

Comparable Properties



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