

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

7/1512 MALVERN ROAD GLEN IRIS VIC 3146

Indicative selling price

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

Single Price

or range
between

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Sep 2023

to

31 Aug 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

| | | |
|--|-----------|-----------|
| 4/33 OSBORNE AVENUE GLEN IRIS VIC 3146 | \$550,100 | 20-Apr-24 |
| 4/29 HUNTER STREET MALVERN VIC 3144 | \$540,000 | 25-Jul-24 |
| 28/10-16 WHITE STREET GLEN IRIS VIC 3146 | \$515,000 | 24-May-24 |

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.~~

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Shawn White
P 0388095584
M 0425335034
E Shawn.White@Little.com.au



4/33 OSBORNE AVENUE GLEN IRIS Sold Price **\$550,100** Sold Date **20-Apr-24**
VIC 3146

2 1 1

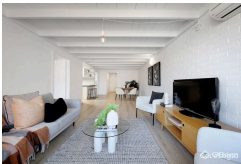
Distance **0.23km**



4/29 HUNTER STREET MALVERN Sold Price ^{RS} **\$540,000** ^{UN} Sold Date **25-Jul-24**
VIC 3144

2 1 -

Distance **1.81km**



28/10-16 WHITE STREET GLEN IRIS Sold Price ^{RS} **\$515,000** Sold Date **24-May-24**
VIC 3146

2 1 -

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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