

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

105/14 Illowa Street, Malvern East, VIC 3145

Indicative selling price

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

Single price

or range between

\$500,000

&

\$550,000

Median sale price

Median price

\$812,500

Property type

Unit

Suburb

MALVERN EAST

Period - From

29/07/2021

to

29/07/2022

Source

core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	4/12 Illowa Street, Malvern East 3145	580,000	2022-26-05
2	108/12 High Street Glen Iris Vic 3146	\$480,000	2022-06-18
3	1/321 Waverley Road Malvern East Vic 3145	\$530,000	2022-03-08

This Statement of Information was prepared on:

29/07/2022

