

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 42/1501-1503 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$305,000 & \$335,000

Median sale price

Median price \$633,500 Property Type Unit Suburb Glen Iris

Period - From 15/02/2023 to 14/02/2024 Source 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 | Price | Date of sale |
|---|-----------------------------------|-----------|--------------|
| 1 | 29/1501 Malvern Rd GLEN IRIS 3146 | \$309,000 | 17/08/2023 |
| 2 | 11/9 Ascot St MALVERN 3144 | \$308,000 | 02/11/2023 |
| 3 | 4/15 Belmont Av GLEN IRIS 3146 | \$305,000 | 04/02/2024 |

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: 15/02/2024 12:43



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$305,000 - \$335,000

Median Unit Price

15/02/2023 - 14/02/2024: \$633,500

Comparable Properties



29/1501 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

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Price: \$309,000

Method: Private Sale

Date: 17/08/2023

Property Type: Apartment



11/9 Ascot St MALVERN 3144 (REI/VG)

Agent Comments

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Price: \$308,000

Method: Private Sale

Date: 02/11/2023

Property Type: Apartment



4/15 Belmont Av GLEN IRIS 3146 (REI)

Agent Comments

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Price: \$305,000

Method: Private Sale

Date: 04/02/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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