## 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	3/1587 Malvern Road, Glen Iris Vic 3146
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$320,000	&	\$350,000
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### Median sale price

Median price	\$699,000	Pro	perty Type	Jnit		Suburb	Glen Iris
Period - From	01/07/2024	to	30/09/2024		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

Address of comparable property		Price	Date of sale
1	102/1228 Malvern Rd MALVERN 3144	\$340,000	18/07/2024
2	19/4 Wills St GLEN IRIS 3146	\$333,000	17/06/2024
3	3/260 Wattletree Rd MALVERN 3144	\$325,000	12/06/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/11/2024 14:43









Rooms: 3

Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$320,000 - \$350,000 **Median Unit Price** September quarter 2024: \$699,000

# Comparable Properties



102/1228 Malvern Rd MALVERN 3144 (REI)





Price: \$340,000 Method: Private Sale Date: 18/07/2024

Property Type: Apartment

**Agent Comments** 



19/4 Wills St GLEN IRIS 3146 (REI/VG)





Price: \$333,000 Method: Private Sale Date: 17/06/2024

Property Type: House (Res)

Agent Comments



3/260 Wattletree Rd MALVERN 3144 (REI/VG)

Price: \$325.000 Method: Private Sale

Date: 12/06/2024

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504





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