

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

2/1675-1677 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$1,075,000

Median sale price

Median price

\$2,450,000

Property Type

House

Suburb

Glen Iris

Period - From

01/07/2022

to

30/06/2023

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	2/10 Van Ness Av GLEN IRIS 3146	\$1,180,000	16/06/2023
2	7/5 Scott Gr GLEN IRIS 3146	\$1,140,000	28/04/2023
3	5/241 Burke Rd GLEN IRIS 3146	\$1,100,000	24/06/2023

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:

09/09/2023 14:07

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Indicative Selling Price

\$1,075,000

Median House Price

Year ending June 2023: \$2,450,000



 3  2  1

Property Type: Villa

Land Size: 238 sqm approx

Agent Comments

Comparable Properties



2/10 Van Ness Av GLEN IRIS 3146 (REI)

Agent Comments

 3  1  1

Price: \$1,180,000

Method: Sold Before Auction

Date: 16/06/2023

Property Type: Unit



7/5 Scott Gr GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,140,000

Method: Private Sale

Date: 28/04/2023

Property Type: Unit



5/241 Burke Rd GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Unit

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199