

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

304/1565 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$1,695,000

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/04/2022

to

31/03/2023

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	203/65 Maitland St GLEN IRIS 3146	\$1,870,000	24/03/2023
2	2/597 Burke Rd CAMBERWELL 3124	\$1,870,000	09/02/2023
3	101/3 Hurstmon St MALVERN EAST 3145	\$1,505,000	31/03/2023

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:

23/06/2023 13:12



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Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$1,695,000

Median Unit Price
 Year ending March 2023: \$695,000

Comparable Properties



203/65 Maitland St GLEN IRIS 3146 (REI/VG)

Agent Comments

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Price: \$1,870,000
Method: Private Sale
Date: 24/03/2023
Property Type: Apartment



2/597 Burke Rd CAMBERWELL 3124 (VG)

Agent Comments

3
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Price: \$1,870,000
Method: Sale
Date: 09/02/2023
Property Type: Strata Unit/Flat

101/3 Hurstmon St MALVERN EAST 3145 (VG)

Agent Comments

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Price: \$1,505,000
Method: Sale
Date: 31/03/2023
Property Type: Strata Unit/Flat

Account - Thomson | P: 03 95098244 | F: 95009693