

## 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

210/1615 MALVERN ROAD GLEN IRIS VIC 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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 6 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

6/23 EDGAR STREET GLEN IRIS VIC 3146	\$661,000	04-Jul-24
603/770C TOORAK ROAD GLEN IRIS VIC 3146	\$660,000	27-May-24
1/355 GLENFERRIE ROAD MALVERN VIC 3144	\$680,000	24-May-24

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 6 months.~~

This Statement of Information was prepared on: 05 September 2024



## 6/23 EDGAR STREET GLEN IRIS VIC 3146

 2  1  1

Sold Price

<sup>RS</sup>

**\$661,000**

Sold Date

**04-Jul-24**

Distance

**0.66km**



## 603/770C TOORAK ROAD GLEN IRIS VIC 3146

 2  1  1

Sold Price

<sup>RS</sup>

**\$660,000**

Sold Date

**27-May-24**

Distance

**1.01km**



## 1/355 GLENFERRIE ROAD MALVERN VIC 3144

 2  1  1

Sold Price

**\$680,000**

Sold Date

**24-May-24**

Distance

**1.99km**

RS = Recent sale

UN = Undisclosed Sale

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