

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

1633 MALVERN ROAD GLEN IRIS VIC 3146

Indicative selling price

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

Single Price

or range
between

\$1,095,000

&

\$1,204,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Nov 2023

to

31 Oct 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

107/770D TOORAK ROAD GLEN IRIS VIC 3146	\$1,270,000	22-Jul-24
201/3 HURSTMON STREET MALVERN EAST VIC 3145	\$1,100,000	01-Jul-24
410/1567 HIGH STREET GLEN IRIS VIC 3146	\$1,161,000	30-Sep-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: 25 November 2024



107/770D TOORAK ROAD GLEN IRIS VIC 3146

3 2 -

Sold Price ^{RS} **\$1,270,000** Sold Date **22-Jul-24**

Distance **1.09km**

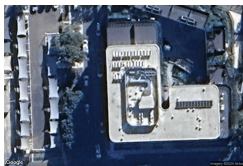


201/3 HURSTMON STREET MALVERN EAST VIC 3145

3 2 2

Sold Price **\$1,100,000** Sold Date **01-Jul-24**

Distance **1.69km**



410/1567 HIGH STREET GLEN IRIS VIC 3146

3 2 2

Sold Price **\$1,161,000** Sold Date **30-Sep-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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