

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Sep 2022

to

31 Aug 2023

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

803/770C TOORAK ROAD GLEN IRIS VIC 3146	\$759,000	15-Jun-23
9/10-12 MEREDITH STREET MALVERN VIC 3144	\$672,500	09-Jun-23
3/68 FINCH STREET MALVERN EAST VIC 3145	\$675,000	29-Apr-23

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 September 2023



**803/770C TOORAK ROAD GLEN
IRIS VIC 3146**

 2  1  1

Sold Price **\$759,000** Sold Date **15-Jun-23**

Distance **1.01km**



**9/10-12 MEREDITH STREET
MALVERN VIC 3144**

 2  1  1

Sold Price **\$672,500** Sold Date **09-Jun-23**

Distance **1.16km**



**3/68 FINCH STREET MALVERN
EAST VIC 3145**

 2  1  1

Sold Price **\$675,000** Sold Date **29-Apr-23**

Distance **1.83km**

RS = Recent sale **UN** = Undisclosed Sale

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