Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and postcode	
ndicative selling pric	

Indicative selling price

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

Range between	\$580,000	8	\$625,000	
-	1			

Median sale price

Median price	\$677,000	Pro	perty Type Unit		Suburb	Malvern
Period - From	12/12/2021	to	11/12/2022	Source	ce 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.

Ad	dress of comparable property	Price	Date of sale
1	1/23 Aintree Rd GLEN IRIS 3146	\$625,000	22/10/2022
2	804/770c Toorak Rd GLEN IRIS 3146	\$620,000	18/07/2022
3	6/1529 Malvern Rd GLEN IRIS 3146	\$580,000	15/11/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/12/2022 11:46





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Indicative Selling Price \$580,000 - \$625,000 **Median Unit Price** 12/12/2021 - 11/12/2022: \$677,000





Property Type: Apartment Agent Comments

Comparable Properties



1/23 Aintree Rd GLEN IRIS 3146 (REI)





Price: \$625,000 Method: Auction Sale Date: 22/10/2022

Property Type: Apartment

Agent Comments



804/770c Toorak Rd GLEN IRIS 3146 (VG)

2





Price: \$620,000 Method: Sale Date: 18/07/2022

Property Type: Strata Unit/Flat

Agent Comments



6/1529 Malvern Rd GLEN IRIS 3146 (REI)

2



Price: \$580,000 Method: Private Sale Date: 15/11/2022

Property Type: Apartment

Agent Comments

Account - Harcourts Manningham | P: 03 9842 8000





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