Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 1/1571 Malvern Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$1,300,000		&		\$1,430,000			
Median sale p	rice							
Median price	\$790,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/10/2023	to	31/12/2023		So	urce	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 sixmonths 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	104/1261-1269 Malvern Rd MALVERN 3144	\$1,445,000	18/11/2023
2	104/86 Burke Rd MALVERN EAST 3145	\$1,415,000	16/01/2024
3			

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:

14/03/2024 20:26





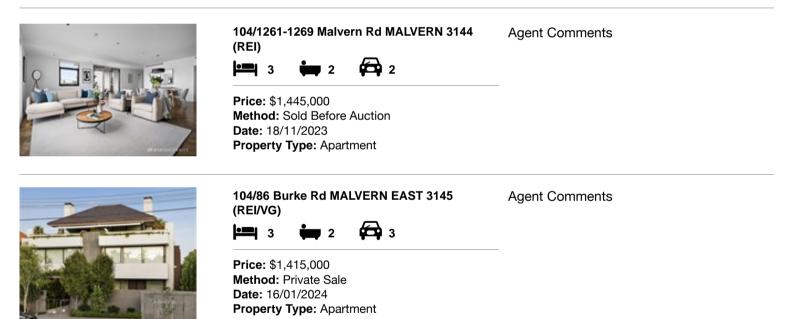




Property Type: Apartment Agent Comments

Indicative Selling Price \$1,300,000 - \$1,430,000 Median Unit Price December quarter 2023: \$790,000

Comparable Properties



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.

Account - Little Real Estate | P: 07 3037 0255

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