

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

1/1571 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$790,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2023 to 31/12/2023 Source 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.~~

| | Address 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



3 2 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median Unit Price

December quarter 2023: \$790,000

Comparable Properties



104/1261-1269 Malvern Rd MALVERN 3144 (REI)

Agent Comments

3 2 2

Price: \$1,445,000

Method: Sold Before Auction

Date: 18/11/2023

Property Type: Apartment



104/86 Burke Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 3

Price: \$1,415,000

Method: Private Sale

Date: 16/01/2024

Property Type: Apartment

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