

## 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

19/233 BURKE ROAD GLEN IRIS VIC 3146

### Indicative selling price

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

Single Price

\$870,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,472,500

Property type

Other

Suburb

Glen Iris

Period-from

01 Apr 2021

to

31 Mar 2022

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

1/847 BURWOOD ROAD HAWTHORN EAST VIC 3123	\$915,000	05-Mar-22
6/1522 MALVERN ROAD GLEN IRIS VIC 3146	\$899,000	25-Aug-21
14/765 BURWOOD ROAD HAWTHORN EAST VIC 3123	\$900,000	04-Dec-21

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: 12 April 2022



**1/847 BURWOOD ROAD  
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$915,000** Sold Date **05-Mar-22**

Distance **3.65km**



**6/1522 MALVERN ROAD GLEN IRIS  
VIC 3146**

2 2 1

Sold Price **\$899,000** Sold Date **25-Aug-21**

Distance **-**



**14/765 BURWOOD ROAD  
HAWTHORN EAST VIC 3123**

2 2 1

Sold Price **\$900,000** Sold Date **04-Dec-21**

Distance **3.71km**

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

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