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 201/1483 Malvern Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$980,000		&		\$1,070,000			
Median sale pi	rice							
Median price	\$760,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/01/2023	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	16/1231 Malvern Rd MALVERN 3144	\$1,060,000	24/02/2024
2	305/795 Toorak Rd HAWTHORN EAST 3123	\$1,055,000	18/09/2023
3	1/30 Scott Gr GLEN IRIS 3146	\$1,008,000	07/09/2023

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.

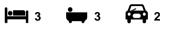
This Statement of Information was prepared on:

26/02/2024 13:10



Thomson:





Property Type: Apartment Agent Comments Indicative Selling Price \$980,000 - \$1,070,000 Median Unit Price Year ending December 2023: \$760,000

Comparable Properties



16/1231 Malvern Rd MALVERN 3144 (REI)



Price: \$1,060,000 Method: Auction Sale Date: 24/02/2024 Property Type: Apartment

305/795 Toorak Rd HAWTHORN EAST 3123 (REI/VG)



Price: \$1,055,000 Method: Private Sale Date: 18/09/2023 Property Type: Apartment

1/30 Scott Gr GLEN IRIS 3146 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,008,000 Method: Sold Before Auction Date: 07/09/2023 Property Type: Unit

Account - Thomson | P: 03 95098244 | F: 95009693

propertydata



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