

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

3/233 Burke Road Glen Iris VIC 3146

Indicative selling price

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

Single Price

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Dec 2020

to

30 Nov 2021

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

203/8C Evergreen Mews Armadale VIC 3143	\$530,000	30-Sep-21
5/5 Warner Street Malvern VIC 3144	\$551,500	29-Sep-21
194D Riversdale Road Hawthorn VIC 3122	\$571,000	08-May-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: 03 December 2021



203/8C Evergreen Mews Armadale VIC 3143

 1  1  1

Sold Price

\$530,000

Sold Date

30-Sep-21

Distance

3.34km



5/5 Warner Street Malvern VIC 3144

 1  1  1

Sold Price

\$551,500

Sold Date

29-Sep-21

Distance

1.44km



194D Riversdale Road Hawthorn VIC 3122

 1  1  1

Sold Price

\$571,000

Sold Date

08-May-21

Distance

3.12km

RS = Recent sale

UN = Undisclosed Sale

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