

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 54/1501-1503 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Glen Iris

Period - From 08/05/2023 to 07/05/2024 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	403/1615 Malvern Rd GLEN IRIS 3146	\$370,000	27/03/2024
2	11/219 Burke Rd GLEN IRIS 3146	\$360,000	18/03/2024
3	8/38 Edgar St GLEN IRIS 3146	\$345,000	11/01/2024

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: 08/05/2024 12:09



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

08/05/2023 - 07/05/2024: \$650,000

Comparable Properties



403/1615 Malvern Rd GLEN IRIS 3146 (REI/VG) Agent Comments

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Price: \$370,000

Method: Private Sale

Date: 27/03/2024

Property Type: Apartment



11/219 Burke Rd GLEN IRIS 3146 (REI/VG) Agent Comments

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Price: \$360,000

Method: Private Sale

Date: 18/03/2024

Property Type: Apartment



8/38 Edgar St GLEN IRIS 3146 (REI/VG) Agent Comments

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Price: \$345,000

Method: Private Sale

Date: 11/01/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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