

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 1/1600 Malvern Road, Glen Iris VIC 3146

Indicative selling price

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

Range between \$1,815,000 & \$1,995,000

Median sale price

Median price \$635,000 Property type Unit Suburb Glen Iris

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales

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
2/35A Elizabeth Street, Malvern	\$1,915,000	04/10/2022
11/2 Scott Grove, Glen Iris	\$1,950,000	11/09/2022
11/67 Elizabeth Street, Malvern	\$1,830,000	01/09/2022

This Statement of Information was prepared on: 28 April 2023