

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 104/14 Illowa Street, Malvern East 3145

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$470,000 & \$510,000

## Median sale price

Median price \$831,250 Property type Apartment Suburb Malvern East

Period - From 1/1/2021 to 31/3/2021 Source R.E.I.V

## Comparable property sales

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
14/4 Wills Street, Glen Iris 3146	\$470,000	27/1/2021
407/2 Morton Avenue, Carnegie 3163	\$505,000	26/2/2021
2/43 Rosstown Road, Carnegie 3163	\$520,000	17/3/2021

This Statement of Information was prepared on: 9/6/2021