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	14/1737 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $370,000 & $400,000

Median sale price

Median price $730,000 Property Type Unit Suburb Glen Iris

Period - From 01/07/2022 to 30/06/2023 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	203/1483 Malvern Rd GLEN IRIS 3146	$400,000	11/05/2023
2	101/12 Illowa St MALVERN EAST 3145	$370,000	03/04/2023
3	6/260 Wattletree Rd MALVERN 3144	$370,000	18/05/2023

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: 14/08/2023 17:20

14/1737 Malvern Road, Glen Iris Vic 3146

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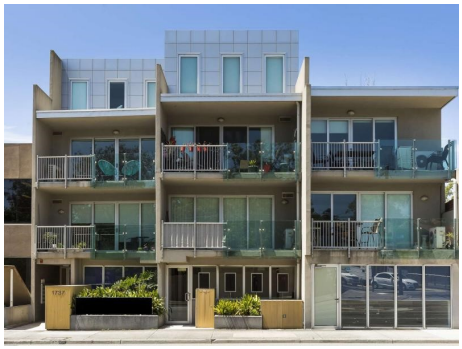

1 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$370,000 - $400,000
Median Unit Price
Year ending June 2023: $730,000

Comparable Properties



203/1483 Malvern Rd GLEN IRIS 3146 (REI/VG)

1 1 1

Price: $400,000
Method: Private Sale
Date: 11/05/2023
Property Type: Apartment

Agent Comments



101/12 Illowa St MALVERN EAST 3145 (REI/VG)

1 1 1

Price: $370,000
Method: Private Sale
Date: 03/04/2023
Property Type: Apartment

Agent Comments



6/260 Wattletree Rd MALVERN 3144 (REI)

1 1 1

Price: $370,000
Method: Private Sale
Date: 18/05/2023
Property Type: Apartment

Agent Comments

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