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	112/1639 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $745,000 Property Type Unit Suburb Glen Iris

Period - From 21/02/2023 to 20/02/2024 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	10/29 Osborne Av GLEN IRIS 3146	$695,000	16/11/2023
2	1/24 Edgar St GLEN IRIS 3146	$684,998	12/12/2023
3	105/379 Wattletree Rd MALVERN EAST 3145	$680,000	29/11/2023

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: 21/02/2024 10:31

112/1639 Malvern Road, Glen Iris Vic 3146

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
21/02/2023 - 20/02/2024: $745,000

Comparable Properties



10/29 Osborne Av GLEN IRIS 3146 (REI/VG)

2 2 1

Price: $695,000
Method: Private Sale
Date: 16/11/2023
Property Type: Apartment

Agent Comments



1/24 Edgar St GLEN IRIS 3146 (VG)

2 - -

Price: $684,998
Method: Sale
Date: 12/12/2023
Property Type: Strata Unit/Flat

Agent Comments



105/379 Wattletree Rd MALVERN EAST 3145 (REI/VG)

2 2 1

Price: $680,000
Method: Private Sale
Date: 29/11/2023
Property Type: Apartment

Agent Comments

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