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	103/84 Burke Road, Malvern East Vic 3145

Indicative selling price

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

Single price $585,000

Median sale price

Median price $619,000 Property Type Unit Suburb Malvern East

Period - From 01/10/2023 to 30/09/2024 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	507/1615 Malvern Rd GLEN IRIS 3146	$580,000	18/09/2024
2	201/1615 Malvern Rd GLEN IRIS 3146	$570,000	17/08/2024
3	10/1737 Malvern Rd GLEN IRIS 3146	$600,000	01/08/2024

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: 14/10/2024 16:03

103/84 Burke Road, Malvern East Vic 3145

Jay Price
0478 106 669
jay.price@belleproperty.com



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$585,000
Median Unit Price
Year ending September 2024: $619,000

Comparable Properties



507/1615 Malvern Rd GLEN IRIS 3146 (REI)

2 2 1

Price: $580,000
Method: Private Sale
Date: 18/09/2024
Property Type: Apartment

Agent Comments



201/1615 Malvern Rd GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $570,000
Method: Sold Before Auction
Date: 17/08/2024
Property Type: Apartment

Agent Comments



10/1737 Malvern Rd GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $600,000
Method: Private Sale
Date: 01/08/2024
Property Type: Apartment

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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