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	g9/1565 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $705,000 Property Type Unit Suburb Glen Iris

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	85a Brunel St MALVERN EAST 3145	$2,100,000	26/10/2024
2	104/18 Spring Rd MALVERN 3144	$2,200,000	11/10/2024
3			

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: 12/11/2024 16:54

g9/1565 Malvern Road, Glen Iris Vic 3146



3 3 3

Property Type: Unit

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median Unit Price
Year ending September 2024: $705,000

Comparable Properties



85a Brunel St MALVERN EAST 3145 (REI)

4 2 2

Price: $2,100,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 354 sqm approx

Agent Comments



104/18 Spring Rd MALVERN 3144 (REI)

3 2 2

Price: $2,200,000
Method: Private Sale
Date: 11/10/2024
Property Type: Unit

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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