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	3/253 Burke Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,320,000 Property Type Townhouse Suburb Glen Iris

Period - From 06/03/2022 to 05/03/2023 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	8/4 Wynyeh St MALVERN EAST 3145	$1,020,000	17/11/2022
2	6/29 Ferncroft Av MALVERN EAST 3145	$1,010,000	30/11/2022
3	3/79 Bowen St CAMBERWELL 3124	$970,000	18/02/2023

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: 06/03/2023 12:12

3/253 Burke Road, Glen Iris Vic 3146

shelter.
Real Estate
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3 1 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 123 sqm approx

Indicative Selling Price
$900,000 - $990,000
Median Townhouse Price
06/03/2022 - 05/03/2023: $1,320,000

Agent Comments

Sun filled north facing spaces relish a private, set back position on Malvern's fringe in this fabulous three bedroom townhouse as perfect for families as busy professionals, investors or those chasing a lock up and leave lifestyle.

Comparable Properties



8/4 Wynyeh St MALVERN EAST 3145 (REI/VG)

2 1 2

Price: $1,020,000
Method: Sold Before Auction
Date: 17/11/2022
Property Type: Unit

Agent Comments



6/29 Ferncroft Av MALVERN EAST 3145 (REI/VG)

3 2 1

Price: $1,010,000
Method: Private Sale
Date: 30/11/2022
Property Type: Townhouse (Single)

Agent Comments



3/79 Bowen St CAMBERWELL 3124 (REI)

2 1 1

Price: $970,000
Method: Auction Sale
Date: 18/02/2023
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

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