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	107/84 Burke Road, Malvern East Vic 3145

Indicative selling price

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

Single price: $670,000

Median sale price

Median price: $647,500 Property Type: Unit Suburb: Malvern East

Period - From: 01/04/2023 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	214/60 Belgrave Rd MALVERN EAST 3145	$720,000	19/05/2023
2	9/16-18 Dene Av MALVERN EAST 3145	$666,000	25/03/2023
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: 06/09/2023 16:44

107/84 Burke Road, Malvern East Vic 3145

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2 1 1

Property Type: Apartment

Agent Comments

Flawless and with a low-maintenance design, filled with wonderful natural light, and offering quality and class that is so rare to find, this immaculate 2 bedroom first floor apartment in the esteemed SIA residential complex is sure to turn heads.

Indicative Selling Price
$670,000
Median Unit Price
June quarter 2023: $647,500

Comparable Properties



214/60 Belgrave Rd MALVERN EAST 3145 (REI)

2 2 2

Price: $720,000
Method: Private Sale
Date: 19/05/2023
Property Type: Apartment

Agent Comments



9/16-18 Dene Av MALVERN EAST 3145 (REI)

2 1 1

Price: $666,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Apartment

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.

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