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	404/1615 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $540,000

Median sale price

Median price $740,000 Property Type Unit Suburb Glen Iris

Period - From 01/07/2023 to 30/09/2023 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	10/202 Glen Iris Rd GLEN IRIS 3146	$575,000	22/08/2023
2			
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: 16/10/2023 11:01

404/1615 Malvern Road, Glen Iris Vic 3146

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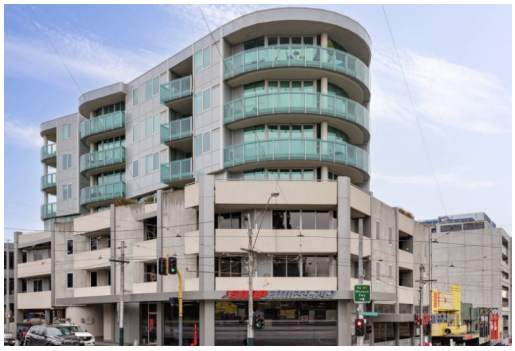

2 2 1

Property Type: Apartment

Agent Comments

Indulge in the epitome of Glen Iris living with breathtaking views from this modern gem on the 4th floor of the elegant 'Vivid on Malvern' complex.

Indicative Selling Price
$540,000
Median Unit Price
September quarter 2023: $740,000

Comparable Properties



10/202 Glen Iris Rd GLEN IRIS 3146 (REI)

2 2 1

Price: $575,000
Method: Private Sale
Date: 22/08/2023
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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