

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

103/12 Illowa Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$1,170,000 Property Type Unit Suburb Malvern East

Period - From 01/07/2021 to 30/09/2021 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	5/4 Payne St GLEN IRIS 3146	\$550,000	06/08/2021
2	104/14 Illowa St MALVERN EAST 3145	\$550,000	25/06/2021
3	11/24 Woorayl St CARNEGIE 3163	\$545,000	22/10/2021

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:

23/11/2021 16:00



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
September quarter 2021: \$1,170,000

Comparable Properties



5/4 Payne St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 06/08/2021
Property Type: Apartment



104/14 Illowa St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$550,000
Method: Sold Before Auction
Date: 25/06/2021
Property Type: Apartment



11/24 Woorayl St CARNEGIE 3163 (REI)

Agent Comments



Price: \$545,000
Method: Sold Before Auction
Date: 22/10/2021
Property Type: Apartment

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