

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address 223 IRIS, 1-18/ 223 Burke Road, Glen Iris

Indicative selling price

Unit type or class	Single price		Lower price	&	Higher price
GROUP A - 1 Bed, 1 Bath, 1 Carpark	\$*570,000	Or range between	\$*		\$
GROUP B - 1 Bed, 1 Bath, 1 Carpark	\$*660,000	Or range between	\$*		\$
GROUP C - 2 Bed, 1 Bath, 1 Carpark	\$*750,000	Or range between	\$*		\$
GROUP D - 2 Bed, 2 Bath, 1 Carpark	\$*	Or range between	\$*815,000		\$860,000
GROUP E - 2 Bed, 2 Bath, 2 Carpark	\$*	Or range between	\$*880,000		\$960,000
GROUP F - 2 Bed, 2 Bath, 1 Study, 1 Carpark	\$*825,000	Or range between	\$*		\$
GROUP G - 2 Bed, 2 Bath, 1 Study, 2 Carpark	\$*845,000	Or range between	\$*		\$
GROUP H - 3 Bed, 2 Bath, 2 Carpark	\$*	Or range between	\$*1,280,000		\$1,350,000
GROUP I - 3 Bed, 2 Bath, 2 Carpark	\$*1,500,000	Or range between	\$*		\$
GROUP J - 3 Bed, 2 Bath, 2 Carpark	\$*2,200,000	Or range between	\$*		\$
GROUP K - 3 Bed, 3 Bath, 2 Carpark	\$*2,050,000	Or range between	\$*		\$

Suburb unit median sale price

Median price \$735,000

Suburb Glen Iris

Period - From 01/07/2020

To 30/06/2021

Source REIV

Comparable property sales

TYPE A	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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TYPE B	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class	Address of comparable unit	Price	Date of sale
TYPE C	1. 14/28-30 Mcarthur St MALVERN 3144 VIC	\$ 788,000	27/03/2021
	2. 15/5 Warner St MALVERN 3144 VIC	\$ 726,000	01/08/2021
	3. 2/8 Osborne Av GLEN IRIS 3146 VIC	\$ 730,000	17/04/2021

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE D	1. 5/1683 Malvern Rd GLEN IRIS 3146 VIC	\$735,000	19/05/2021
	2.		
	3.		

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE E	1. 5/281 Tooronga Rd GLEN IRIS 3146 VIC	\$870,000	17/04/2021
	2. 7/1571 Malvern Rd GLEN IRIS 3146 VIC	\$854,000	28/06/2021
	3.		

TYPE F	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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TYPE G	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class	Address of comparable unit	Price	Date of sale
TYPE H	1. 5/1789 Malvern Rd GLEN IRIS 3146 VIC	\$1,350,000	07/05/2021
	2.		
	3.		

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE I	1. 5/1789 Malvern Rd GLEN IRIS 3146 VIC	\$1,350,000	07/05/2021
	2.		
	3.		

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE J	1. 104/18 Spring Rd MALVERN 3144 VIC	\$2,207,000	10/04/2021
	2.		
	3.		

Unit type or class	Address of comparable unit	Price	Date of sale
TYPE K	4. 202/379 Wattletree Rd MALVERN EAST 3145 VIC	\$2,030,000	30/03/2021
	5.		
	6.		

This Statement of Information was prepared on:

14/09/2021 12:30