

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

4/1452 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$725,000

Property Type Unit

Suburb Glen Iris

Period - From 01/07/2020

to 30/09/2020

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	2/10 Osborne Av GLEN IRIS 3146	\$652,500	22/12/2020
2	4/43 Maitland St GLEN IRIS 3146	\$650,000	19/12/2020
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:

14/01/2021 11:55

Steve Burke
9818 1888
0448 331 653
sburke@hockingstuart.com.au

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
September quarter 2020: \$725,000



2 1 1

Rooms: 3
Property Type: Apartment
Land Size: Strata sqm approx
Agent Comments

Comparable Properties



2/10 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$652,500
Method: Sold Before Auction
Date: 22/12/2020
Property Type: Apartment



4/43 Maitland St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$650,000
Method: Auction Sale
Date: 19/12/2020
Property Type: Apartment

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.