

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

67/1501 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$389,000

Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Glen Iris

Period - From

05/07/2021

to

04/07/2022

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	317/14 Elizabeth St MALVERN 3144	\$385,000	13/05/2022
2	301/770a Toorak Rd GLEN IRIS 3146	\$382,500	13/04/2022
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:

05/07/2022 10:47



Property Type: Land
Agent Comments

Indicative Selling Price

\$389,000

Median Unit Price

05/07/2021 - 04/07/2022: \$690,000

Comparable Properties



317/14 Elizabeth St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 13/05/2022

Property Type: Apartment



301/770a Toorak Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$382,500

Method: Private Sale

Date: 13/04/2022

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.

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140