

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

5/1683 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$759,000

Median sale price

Median price

\$825,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/10/2020

to

31/12/2020

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	3/1789-1793 Malvern Rd GLEN IRIS 3146	\$775,000	25/02/2021
2	13/233 Burke Rd GLEN IRIS 3146	\$756,000	29/01/2021
3	2/25 Belmont Av.N GLEN IRIS 3146	\$750,000	09/03/2021

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:

25/03/2021 17:09

5/1683 Malvern Road, Glen Iris Vic 3146

Walter Summons

03 9509 0411

0438 576 233

walter.summons@belleproperty.com

Indicative Selling Price

\$759,000

Median Unit Price

December quarter 2020: \$825,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



3/1789-1793 Malvern Rd GLEN IRIS 3146 (REI) Agent Comments

2 2 1

Price: \$775,000

Method: Private Sale

Date: 25/02/2021

Property Type: Apartment



13/233 Burke Rd GLEN IRIS 3146 (REI/VG) Agent Comments

2 2 1

Price: \$756,000

Method: Private Sale

Date: 29/01/2021

Property Type: Apartment



2/25 Belmont Av.N GLEN IRIS 3146 (REI) Agent Comments

2 2 1

Price: \$750,000

Method: Private Sale

Date: 09/03/2021

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525