

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

101/1615 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$585,000

&

\$610,000

Median sale price

Median price \$695,000

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2019

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	304/1483 Malvern Rd GLEN IRIS 3146	\$620,000	19/06/2020
2	207/770d Toorak Rd GLEN IRIS 3146	\$585,000	06/08/2020
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:

20/11/2020 15:30

101/1615 Malvern Road, Glen Iris Vic 3146

**Jellis
Craig**

Myron Ching

9573 6100

0431 262 955

myronching@jellisrcraig.com.au

Indicative Selling Price

\$585,000 - \$610,000

Median Unit Price

Year ending September 2020: \$695,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



304/1483 Malvern Rd GLEN IRIS 3146 (REI/VG) Agent Comments



Price: \$620,000

Method: Private Sale

Date: 19/06/2020

Property Type: Apartment



207/770d Toorak Rd GLEN IRIS 3146 (VG)

Agent Comments



Price: \$585,000

Method: Sale

Date: 06/08/2020

Property Type: Strata Unit/Flat

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 - Jellis Craig | P: 03 9593 4500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.