## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	16/1495 Malvern Road, Glen Iris Vic 3146
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$650,000	Pro	perty Type	Unit		Suburb	Glen Iris
Period - From	01/04/2019	to	31/03/2020		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.

Ad	dress of comparable property	Price	Date of sale
1	7/14 Nash St GLEN IRIS 3146	\$615,000	22/02/2020
2	15/240 Wattletree Rd MALVERN 3144	\$610,000	24/03/2020
3	4/1456 Malvern Rd GLEN IRIS 3146	\$580,000	04/05/2020

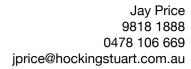
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/06/2020 09:20







**Indicative Selling Price** \$580,000 - \$620,000 **Median Unit Price** Year ending March 2020: \$650,000



Property Type: Strata Flat Land Size: 90sqm sqm approx

**Agent Comments** 



# Comparable Properties







Method: Auction Sale Date: 22/02/2020

Property Type: Apartment

Price: \$615,000

15/240 Wattletree Rd MALVERN 3144 (REI/VG) Agent Comments





Price: \$610,000 Method: Auction Sale Date: 24/03/2020

Rooms: 4

Property Type: Apartment

4/1456 Malvern Rd GLEN IRIS 3146 (REI)





Price: \$580.000 Method: Private Sale

Date: 04/05/2020

Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888





**Agent Comments** 

Agent Comments