

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

16/1495 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$650,000 Property 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.

	Address 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 comparable properties 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

16/1495 Malvern Road, Glen Iris Vic 3146

Jay Price
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Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

Year ending March 2020: \$650,000



2 1 1

Property Type: Strata Flat

Land Size: 90sqm sqm approx

Agent Comments

Comparable Properties



7/14 Nash St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 -

Price: \$615,000

Method: Auction Sale

Date: 22/02/2020

Property Type: Apartment



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

2 1 1

Price: \$610,000

Method: Auction Sale

Date: 24/03/2020

Rooms: 4

Property Type: Apartment



4/1456 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 04/05/2020

Property Type: Apartment