

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	8/1528 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

Single price	\$569,500
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Median sale price

Median price	\$619,750	Hou	se	Unit	Х	Suburb	Glen Iris
Period - From	01/10/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	7/1279 High St MALVERN 3144	\$575,000	16/02/2019
2	4/1435 High St GLEN IRIS 3146	\$571,000	17/11/2018
3	101/1557 Malvern Rd GLEN IRIS 3146	\$552,000	01/10/2018

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.

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537





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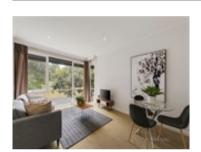




Rooms: **Property Type:** Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$569,500 **Median Unit Price** December quarter 2018: \$619,750

Comparable Properties



7/1279 High St MALVERN 3144 (REI)

Price: \$575,000 Method: Auction Sale Date: 16/02/2019

Rooms: -

Property Type: Apartment

Agent Comments



4/1435 High St GLEN IRIS 3146 (REI/VG)

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Price: \$571,000 Method: Auction Sale Date: 17/11/2018

Rooms: -

Property Type: Apartment

Agent Comments



101/1557 Malvern Rd GLEN IRIS 3146 (REI/VG) Agent Comments

-2





Price: \$552,000 Method: Private Sale Date: 01/10/2018

Rooms: -

Property Type: Apartment

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