

## 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 8/1528 Malvern Road, Glen Iris Vic 3146

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$569,500

#### Median sale price

Median price \$619,750 House Unit X 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.

	Address 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.



2 1 1

**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)

**Agent Comments**

2 1 1

**Price:** \$575,000  
**Method:** Auction Sale  
**Date:** 16/02/2019  
**Rooms:** -  
**Property Type:** Apartment



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

**Agent Comments**

2 1 1

**Price:** \$571,000  
**Method:** Auction Sale  
**Date:** 17/11/2018  
**Rooms:** -  
**Property Type:** Apartment



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

2 1 1

**Price:** \$552,000  
**Method:** Private Sale  
**Date:** 01/10/2018  
**Rooms:** -  
**Property Type:** Apartment