

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

8/1705 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$715,000

House

Unit

X

Suburb

Glen Iris

Period - From 01/04/2018

to

30/06/2018

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	102/25 Belmont Av.N GLEN IRIS 3146	\$670,000	21/04/2018
2	15/5 Warner St MALVERN 3144	\$655,000	01/06/2018
3	3/25 Belmont Av.N GLEN IRIS 3146	\$625,000	27/07/2018

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: Apartment

Agent Comments

Comparable Properties



102/25 Belmont Av.N GLEN IRIS 3146 (REI)

Agent Comments

2 2 1

Price: \$670,000

Method: Auction Sale

Date: 21/04/2018

Rooms: -

Property Type: Apartment



15/5 Warner St MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$655,000

Method: Private Sale

Date: 01/06/2018

Rooms: -

Property Type: Apartment



3/25 Belmont Av.N GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$625,000

Method: Sold Before Auction

Date: 27/07/2018

Rooms: -

Property Type: Apartment