Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/1737 Malvern Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$470,000		&		\$510,000			
Median sale p	rice							
Median price	\$753,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	101/1615 Malvern Rd GLEN IRIS 3146	\$550,000	22/01/2021
2	66/1501-1503 Malvern Rd GLEN IRIS 3146	\$520,000	15/03/2021
3	8/1484 Malvern Rd GLEN IRIS 3146	\$507,000	07/11/2020

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:

21/04/2021 11:47





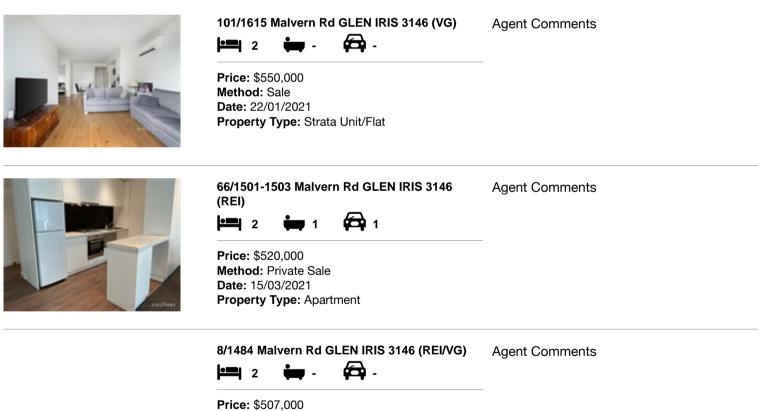


Rooms: 4 Property Type: Apartment Agent Comments Robert De Freitas 9593 4500 0421 430 350 robertdefreitas@jelliscraig.com.au

> Indicative Selling Price \$470,000 - \$510,000 Median Unit Price March quarter 2021: \$753,000

Architect designed 2 bedroom 1st floor security apartment with leafy valley views. Enjoying a curved hallway, this stylish retreat features a stunning living & dining area with full-length balcony terrace; a Miele stone kitchen, 2 lovely bedrooms (BIRs), porcelain bathroom & a laundry. Contemporary yet comfortable, this boutique abode has panel heating, R/C air conditioning, video intercom and lift access to secure basement parking. Quiet inside, near High Street shops, Glen Iris station, tram, parks, bike trails & M1 freeway.

Comparable Properties



Price: \$507,000 Method: Auction Sale Date: 07/11/2020 Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.