

# 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

9/1737 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)

Range between \$470,000 & \$510,000

### Median sale price

Median price \$753,000 Property Type Unit Suburb Glen Iris

Period - From 01/01/2021 to 31/03/2021 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	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



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**Rooms:** 4**Property Type:** Apartment

Agent Comments

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

**101/1615 Malvern Rd GLEN IRIS 3146 (VG)**

Agent Comments

2   -   -

**Price:** \$550,000**Method:** Sale**Date:** 22/01/2021**Property Type:** Strata Unit/Flat**66/1501-1503 Malvern Rd GLEN IRIS 3146 (REI)**

Agent Comments

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**Price:** \$520,000**Method:** Private Sale**Date:** 15/03/2021**Property Type:** Apartment**8/1484 Malvern Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

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