



2 1 1

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

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
March quarter 2017: \$735,000

Comparable Properties



4/12 Edgar St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$510,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 3
Property Type: Apartment



6/59 Tooronga Rd MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$501,000
Method: Private Sale
Date: 27/06/2017
Rooms: -
Property Type: Apartment



3/1395 High St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$490,000
Method: Private Sale
Date: 08/03/2017
Rooms: 4
Property Type: Apartment

On main road but has a balcony

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

4/18 Johnstone Street, Malvern Vic 3144

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$735,000

Unit

X

Suburb

Malvern

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/12 Edgar St GLEN IRIS 3146	\$510,000	25/03/2017
6/59 Tooronga Rd MALVERN EAST 3145	\$501,000	27/06/2017
3/1395 High St GLEN IRIS 3146	\$490,000	08/03/2017