

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

304/1565 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$692,500 Property Type Unit Suburb Glen Iris

Period - From 07/10/2019 to 06/10/2020 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		
2		
3		

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: 07/10/2020 11:59

Richard Kurz

9805 1111

0408 337 319

rkurz@woodards.com.au

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median Unit Price

07/10/2019 - 06/10/2020: \$692,500



Property Type: House (Res)

Land Size: 2177 sqm approx

Agent Comments

Comparable Properties

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 period has been affected by the Covid 19 situation resulting in low sales volume therefore no comparable sales data.