

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

1/1529 Malvern Road, Glen Iris Vic 3146

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 \$600,000

House

Unit

X

Suburb Glen Iris

Period - From 01/07/2016

to

30/06/2017

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	11/46 Edgar St GLEN IRIS 3146	\$501,000	27/05/2017
2	6/47-49 Carroll Cr GLEN IRIS 3146	\$510,000	29/07/2017
3	8/12 Osborne Av GLEN IRIS 3146	\$519,500	22/07/2017

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.



Rooms: 3

Property Type: Apartment

Land Size: 74 approx. sqm approx

Agent Comments

Impressive ground floor solid brick apartment (1 of 8) with stunning courtyard, generous living/meals area and parking.

Comparable Properties



11/46 Edgar St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$501,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 3

Property Type: Apartment



6/47-49 Carroll Cr GLEN IRIS 3146 (REI)

Agent Comments



Price: \$510,000

Method: Auction Sale

Date: 29/07/2017

Rooms: -

Property Type: Apartment



8/12 Osborne Av GLEN IRIS 3146 (REI)

Agent Comments



Price: \$519,500

Method: Auction Sale

Date: 22/07/2017

Rooms: -

Property Type: Unit