

STATEMENT OF INFORMATION

4/1456 MALVERN ROAD, GLEN IRIS, VIC 3146

PREPARED BY KRISTIANA KARAKOSTAS, WOODARDS MT WAVERLEY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/1456 MALVERN ROAD, GLEN IRIS, VIC

 2  1  1

Indicative Selling Price

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

Single Price: **\$555,000**

Provided by: Kristiana Karakostas, Woodards Mt Waverley

MEDIAN SALE PRICE



GLEN IRIS, VIC, 3146

Suburb Median Sale Price (Unit)

\$706,000

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.

1456 MALVERN RD, GLEN IRIS, VIC 3146

 2  -  -

Sale Price

\$615,000

Sale Date: 20/02/2018

Distance from Property: 0m



4/1529 MALVERN RD, GLEN IRIS, VIC 3146

 2  1  1

Sale Price

\$560,000

Sale Date: 10/02/2018

Distance from Property: 71m



1/1460 MALVERN RD, GLEN IRIS, VIC 3146

 2  1  1

Sale Price

\$541,000

Sale Date: 23/01/2018

Distance from Property: 20m



This report has been compiled on 14/06/2018 by Woodards Mt Waverley. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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8/12 OSBORNE AVE, GLEN IRIS, VIC 3146

 2  1  1

Sale Price

\$519,500

Sale Date: 16/01/2018

Distance from Property: 410m



8/65 EDGAR ST, GLEN IRIS, VIC 3146

 2  1  1

Sale Price

\$495,000

Sale Date: 15/01/2018

Distance from Property: 386m



2/31 OSBORNE AVE, GLEN IRIS, VIC 3146

 2  1  1

Sale Price

***\$565,000**

Sale Date: 25/11/2017

Distance from Property: 219m



9/1512 MALVERN RD, GLEN IRIS, VIC 3146

 2  1  1

Sale Price

\$565,000

Sale Date: 04/11/2017

Distance from Property: 335m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/1456 MALVERN ROAD, GLEN IRIS, VIC 3146

Indicative selling price

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

Single Price:

\$555,000

Median sale price

Median price

\$706,000

House

Unit

X

Suburb

GLEN IRIS

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
1456 MALVERN RD, GLEN IRIS, VIC 3146	\$615,000	20/02/2018
4/1529 MALVERN RD, GLEN IRIS, VIC 3146	\$560,000	10/02/2018
1/1460 MALVERN RD, GLEN IRIS, VIC 3146	\$541,000	23/01/2018
8/12 OSBORNE AVE, GLEN IRIS, VIC 3146	\$519,500	16/01/2018

8/65 EDGAR ST, GLEN IRIS, VIC 3146	\$495,000	15/01/2018
2/31 OSBORNE AVE, GLEN IRIS, VIC 3146	*\$565,000	25/11/2017
9/1512 MALVERN RD, GLEN IRIS, VIC 3146	\$565,000	04/11/2017