

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 64/1501 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$708,000

House

Unit

X

Suburb

Glen Iris

Period - From 01/01/2018

to

31/03/2018

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	2/66 Edgar St.N GLEN IRIS 3146	\$495,000	10/03/2018
2	24/1501-1503 Malvern Rd GLEN IRIS 3146	\$498,000	27/04/2018
3	404/770d Toorak Rd GLEN IRIS 3146	\$510,000	06/03/2018

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.

Margot Dawson

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Indicative Selling Price

\$495,000

Median Unit Price

March quarter 2018: \$708,000

**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments**

Comparable Properties

**2/66 Edgar St.N GLEN IRIS 3146 (REI)****Agent Comments****Price:** \$495,000**Method:** Private Sale**Date:** 10/03/2018**Rooms:** -**Property Type:** Apartment**24/1501-1503 Malvern Rd GLEN IRIS 3146 (REI)****Agent Comments****Price:** \$498,000**Method:** Sold Before Auction**Date:** 27/04/2018**Rooms:** -**Property Type:** Apartment**404/770d Toorak Rd GLEN IRIS 3146 (VG)****Agent Comments****Price:** \$510,000**Method:** Sale**Date:** 06/03/2018**Rooms:** -**Property Type:** Strata Unit/Flat