

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

2/1529 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$680,000

House

Unit

X

Suburb

Glen Iris

Period - From 01/10/2017

to

31/12/2017

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	8/24 Edgar St GLEN IRIS 3146	\$575,000	17/02/2018
2	5/1495 Malvern Rd GLEN IRIS 3146	\$587,000	14/10/2017
3	8/23 Raleigh St MALVERN 3144	\$610,000	18/11/2017

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.

Margot Dawson

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Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

December quarter 2017: \$680,000



2
 1
 1

Rooms:**Property Type:** Apartment**Agent Comments**

Freshly renovated and beautifully presented two-bedroom apartment with new kitchen, open-plan living, newly-planted low-maintenance garden. Two double bedrooms with built-in robes; renovated bathroom. Metres from Malvern Road shopping, cafes; the 72 tram and Tooronga Station short walk.

Comparable Properties

**8/24 Edgar St GLEN IRIS 3146 (REI)****Agent Comments**

2
 1
 1

Price: \$575,000**Method:** Auction Sale**Date:** 17/02/2018**Rooms:** -**Property Type:** Apartment**5/1495 Malvern Rd GLEN IRIS 3146 (REI/VG)****Agent Comments**

2
 1
 1

Price: \$587,000**Method:** Auction Sale**Date:** 14/10/2017**Rooms:** 3**Property Type:** Apartment**8/23 Raleigh St MALVERN 3144 (REI/VG)****Agent Comments**

2
 1
 1

Price: \$610,000**Method:** Auction Sale**Date:** 18/11/2017**Rooms:** 3**Property Type:** Apartment