

Margot Dawson 9818 1888 0425 619 451 mdawson@hockingstuart.com.au

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	Range between \$570,			&		\$620,000					
Median sale price											
Median price	\$680,00	00	Hou	se	Uni	it	Х		Suburb	Glen Iris	
Period - From	01/10/2	017	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.

Add	dress 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.

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> **Indicative Selling Price** \$570,000 - \$620,000 **Median Unit Price**

December quarter 2017: \$680,000

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)

Price: \$575,000 Method: Auction Sale Date: 17/02/2018

Rooms: -

Property Type: Apartment

Agent Comments



5/1495 Malvern Rd GLEN IRIS 3146 (REI/VG)

-



Price: \$587.000 Method: Auction Sale Date: 14/10/2017

Rooms: 3

Property Type: Apartment

Agent Comments



8/23 Raleigh St MALVERN 3144 (REI/VG)

-2



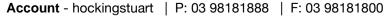


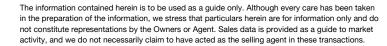


Price: \$610,000 Method: Auction Sale Date: 18/11/2017 Rooms: 3

Property Type: Apartment

Agent Comments





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