

## 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

403/1615 Malvern Road, Glen Iris Vic 3146

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$380,000

&amp;

\$418,000

**Median sale price**

Median price \$672,900

House

Unit

X

Suburb Glen Iris

Period - From 01/04/2018

to

31/03/2019

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	206/770b Toorak Rd GLEN IRIS 3146	\$415,000	05/02/2019
2	401/14 Elizabeth St MALVERN 3144	\$385,000	06/05/2019
3	117/14 Elizabeth St MALVERN 3144	\$367,000	06/04/2019

**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**

\$380,000 - \$418,000

**Median Unit Price**

Year ending March 2019: \$672,900



**Rooms:**

**Property Type:** Strata Unit/Flat

**Land Size:** 53 + 8 sqm approx

Agent Comments

## Comparable Properties



**206/770b Toorak Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments



Modern 1 bedroom apartment. Large development.

**Price:** \$415,000

**Method:** Private Sale

**Date:** 05/02/2019

**Rooms:** 2

**Property Type:** Apartment



**401/14 Elizabeth St MALVERN 3144 (REI)**

Agent Comments



Modern 1 bedroom apartment. Smaller development.

**Price:** \$385,000

**Method:** Private Sale

**Date:** 06/05/2019

**Rooms:** -

**Property Type:** Apartment



**117/14 Elizabeth St MALVERN 3144 (REI/VG)**

Agent Comments



Modern 1 bedroom apartment. Smaller development.

**Price:** \$367,000

**Method:** Private Sale

**Date:** 06/04/2019

**Rooms:** -

**Property Type:** Apartment