

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

4/1529 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$715,500

House

Unit

X

Suburb

Glen Iris

Period - From 01/10/2016

to

30/09/2017

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	1/1484 Malvern Rd GLEN IRIS 3146	\$500,000	17/07/2017
2	8/66 Edgar St.N GLEN IRIS 3146	\$537,000	09/09/2017
3	1/1460 Malvern Rd GLEN IRIS 3146	\$541,000	08/10/2017

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.



2 1 1

Rooms:

Property Type: Apartment

Land Size: 65 sqm approx. sqm approx

Agent Comments

Spacious two bedroom apartment both with BIR and large living and meals room. Abundant natural light and off-street car parking. Easy stroll to the train, local amenities, metres from the trendy shops and cafes of Malvern Road.

Comparable Properties



1/1484 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$500,000

Method: Private Sale

Date: 17/07/2017

Rooms: 4

Property Type: Apartment



8/66 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$537,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 4

Property Type: Apartment



1/1460 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$541,000

Method: Sold Before Auction

Date: 08/10/2017

Rooms: 4

Property Type: Apartment