

# 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

4/1456 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 \$580,000

&

\$620,000

### Median sale price

Median price \$630,000

Property Type Unit

Suburb Glen Iris

Period - From 01/01/2019

to 31/12/2019

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	8/19 Osborne Av GLEN IRIS 3146	\$633,000	30/11/2019
2	7/14 Nash St GLEN IRIS 3146	\$615,000	22/02/2020
3	5/1529 Malvern Rd GLEN IRIS 3146	\$615,000	26/10/2019

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.~~

This Statement of Information was prepared on:

24/03/2020 10:55

4/1456 Malvern Road, Glen Iris Vic 3146

Jay Price  
9818 1888  
0478 106 669  
jprice@hockingstuart.com.au

**Indicative Selling Price**

\$580,000 - \$620,000

**Median Unit Price**

Year ending December 2019: \$630,000



2 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**8/19 Osborne Av GLEN IRIS 3146 (REI)**

Agent Comments

2 1 1

**Price:** \$633,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** Apartment



**7/14 Nash St GLEN IRIS 3146 (REI)**

Agent Comments

2 1 -

**Price:** \$615,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** Apartment



**5/1529 Malvern Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$615,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** Unit

**Account - Belle Property Glen Iris** | P: 03 98181888