



STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED IN THE MELBOURNE METROPOLITAN AREA
SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address: 17 Malvern Avenue, Glen Iris

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

Range Between: \$2,000,000 & \$2,100,000

Median Sale Price

Median price: \$1,920,000 House Suburb: Glen Iris

Period from: 1 July 2017 - 30 September 2017 – Source: REIV

Comparable property sales

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 consider to be most comparable to the property for sale.



15 Beryl Street Glen Iris
VIC 3146
Sold Price: \$2,115,000
Sold Date: 14 Oct 2017



71 Florizel Street Glen Iris
VIC 3146
Sold Price: \$2,150,000
Sold Date: 21 Jul 2017



15 Seaton Street Glen Iris
VIC 3146
Sold Price: \$2,152,500
Sold Date: 02 Aug 2017