

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

7/1495 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$730,000 Property Type Unit Suburb Glen Iris

Period - From 01/01/2022 to 31/03/2022 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 | 8/26 Edgar St GLEN IRIS 3146 | \$627,500 | 30/04/2022 |
| 2 | 6/1431 High St GLEN IRIS 3146 | \$600,000 | 11/04/2022 |
| 3 | 13/646 Toorak Rd TOORAK 3142 | \$580,000 | 13/05/2022 |

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:

21/06/2022 10:38

Andrew James
03 9509 0411
0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

March quarter 2022: \$730,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



8/26 Edgar St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$627,500

Method: Auction Sale

Date: 30/04/2022

Property Type: Unit



6/1431 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000

Method: Sold Before Auction

Date: 11/04/2022

Property Type: Unit



13/646 Toorak Rd TOORAK 3142 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 13/05/2022

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525