

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

113/1555 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$570,000

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	509/770d Toorak Rd GLEN IRIS 3146	\$565,000	13/11/2017
2	801/770c Toorak Rd GLEN IRIS 3146	\$575,000	17/07/2017
3	309/770b Toorak Rd GLEN IRIS 3146	\$590,000	15/08/2017

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

Agent Comments

Comparable Properties



509/770d Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$565,000

Method: Private Sale

Date: 13/11/2017

Rooms: 3

Property Type: Apartment



801/770c Toorak Rd GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$575,000

Method: Sale

Date: 17/07/2017

Rooms: -

Property Type: Strata Unit/Flat



309/770b Toorak Rd GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$590,000

Method: Sale

Date: 15/08/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)