Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4/1549 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,400,000	&	\$1,490,000
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Median sale price

Median price	\$825,000	Pro	perty Type	Unit		Suburb	Glen Iris
Period - From	01/10/2020	to	31/12/2020		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.

Ad	dress of comparable property	Price	Date of sale
1	1/35 Iris Rd GLEN IRIS 3146	\$1,430,000	14/08/2020
2	1/24 Dickens St GLEN IRIS 3146	\$1,412,000	25/11/2020
3	4/37 Scott Gr GLEN IRIS 3146	\$1,390,000	01/12/2020

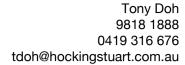
OR

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:	08/02/2021 11:58







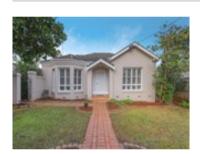
Indicative Selling Price \$1,400,000 - \$1,490,000 **Median Unit Price**

December quarter 2020: \$825,000



Property Type: Townhouse Land Size: 251 sqm approx **Agent Comments**

Comparable Properties



1/35 Iris Rd GLEN IRIS 3146 (REI)





Price: \$1,430,000 Method: Private Sale Date: 14/08/2020

Property Type: Townhouse (Single)

Agent Comments



1/24 Dickens St GLEN IRIS 3146 (REI)







Price: \$1,412,000 Method: Auction Sale Date: 25/11/2020

Property Type: Townhouse (Res)

Agent Comments



4/37 Scott Gr GLEN IRIS 3146 (VG)





Price: \$1,390,000 Method: Sale Date: 01/12/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



