

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

8/1452 Malvern Road, Glen Iris Vic 3146

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000

&

\$600,000

Median sale price

Median price \$680,000

House

Unit

X

Suburb Glen Iris

Period - From 01/10/2017

to

31/12/2017

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	8/23 Edgar St GLEN IRIS 3146	\$583,000	19/08/2017
2	2/31 Osborne Av GLEN IRIS 3146	\$565,000	25/11/2017
3	9/1512 Malvern Rd GLEN IRIS 3146	\$565,000	04/11/2017

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



8/23 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$583,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 3

Property Type: Apartment



2/31 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$565,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 4

Property Type: Apartment



9/1512 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$565,000

Method: Auction Sale

Date: 04/11/2017

Rooms: 3

Property Type: Apartment