

# 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

1/1522 Malvern Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,250,000

### Median sale price

Median price \$2,078,000

Property Type House

Suburb Glen Iris

Period - From 01/07/2019

to 30/06/2020

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.

	Address of comparable property	Price	Date of sale
1	2/52 Paxton St MALVERN EAST 3145	\$1,353,000	08/07/2020
2	6/4 Paxton St MALVERN EAST 3145	\$1,255,000	25/07/2020
3	2/5 King St GLEN IRIS 3146	\$1,220,000	25/06/2020

**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:

02/10/2020 10:12

1/1522 Malvern Road, Glen Iris Vic 3146

Steve Burke

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**Indicative Selling Price**

\$1,200,000 - \$1,250,000

**Median House Price**

Year ending June 2020: \$2,078,000



3 2 2

**Rooms:** 4

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**2/52 Paxton St MALVERN EAST 3145 (REI/VG)** Agent Comments

3 2 2

**Price:** \$1,353,000

**Method:** Auction Sale

**Date:** 08/07/2020

**Property Type:** Townhouse (Res)



**6/4 Paxton St MALVERN EAST 3145 (REI)** Agent Comments

3 2 2

**Price:** \$1,255,000

**Method:** Auction Sale

**Date:** 25/07/2020

**Property Type:** Villa



**2/5 King St GLEN IRIS 3146 (REI/VG)** Agent Comments

3 2 2

**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 25/06/2020

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 172 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888