

## 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

5/1495 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 \$500,000

&amp;

\$550,000

## Median sale price

Median price \$600,000

House

Unit

X

Suburb Glen Iris

Period - From 01/07/2016

to

30/06/2017

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 | 8/1456 Malvern Rd GLEN IRIS 3146  | \$525,000 | 27/04/2017   |
| 2 | 506/770b Toorak Rd GLEN IRIS 3146 | \$515,000 | 18/05/2017   |
| 3 | 3/1690 Malvern Rd GLEN IRIS 3146  | \$504,000 | 16/09/2017   |

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



**8/1456 Malvern Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$525,000

**Method:** Private Sale

**Date:** 27/04/2017

**Rooms:** -

**Property Type:** Apartment



**506/770b Toorak Rd GLEN IRIS 3146 (VG)**

**Agent Comments**

2 - -

**Price:** \$515,000

**Method:** Sale

**Date:** 18/05/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**3/1690 Malvern Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

2 1 1

**Price:** \$504,000

**Method:** Auction Sale

**Date:** 16/09/2017

**Rooms:** 4

**Property Type:** Apartment