Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

5/1571 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,200,000	&	\$1,320,000
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Median sale price

Median price	\$825,000	Pro	perty Type U	nit		Suburb	Glen Iris
Period - From	01/10/2020	to	31/12/2020	So	ource	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

1	201/1683 Malvern Rd GLEN IRIS 3146	\$1,440,000	19/12/2020
2	105/1273 High St MALVERN 3144	\$1,290,000	21/10/2020
3	105/1571 Malvern Rd GLEN IRIS 3146	\$1,250,000	28/08/2020

OR

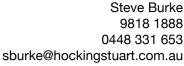
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/02/2021 17:07



Date of sale





Indicative Selling Price \$1,200,000 - \$1,320,000 **Median Unit Price** December quarter 2020: \$825,000



Rooms: 4

Property Type: Strata Unit/Flat Land Size: 215 sqm approx

Agent Comments

Comparable Properties



201/1683 Malvern Rd GLEN IRIS 3146 (REI)





Price: \$1,440,000

Method: Auction Sale Date: 19/12/2020

Property Type: Apartment

Agent Comments



105/1273 High St MALVERN 3144 (REI/VG)





Price: \$1,290,000 Method: Private Sale Date: 21/10/2020

Property Type: Apartment

Agent Comments

105/1571 Malvern Rd GLEN IRIS 3146 (VG)





Price: \$1,250,000 Method: Sale Date: 28/08/2020

Property Type: Strata Unit/Flat

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



