

# 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

5/1571 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

&

\$1,320,000

### Median sale price

Median price \$825,000

Property 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.

	Address of comparable property	Price	Date of sale
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

5/1571 Malvern Road, Glen Iris Vic 3146

Steve Burke  
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3 2 2

**Rooms:** 4

**Property Type:** Strata Unit/Flat

**Land Size:** 215 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median Unit Price**

December quarter 2020: \$825,000

## Comparable Properties



201/1683 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 3

**Price:** \$1,440,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** Apartment



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

Agent Comments

3 2 2

**Price:** \$1,290,000

**Method:** Private Sale

**Date:** 21/10/2020

**Property Type:** Apartment

105/1571 Malvern Rd GLEN IRIS 3146 (VG)

Agent Comments

3 - -

**Price:** \$1,250,000

**Method:** Sale

**Date:** 28/08/2020

**Property Type:** Strata Unit/Flat