

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

7/1571 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Single price \$860,000

Median sale price

Median price \$762,500

Property Type Unit

Suburb Glen Iris

Period - From 01/04/2020

to 31/03/2021

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	7/244-246 Wattletree Rd MALVERN 3144	\$885,000	21/05/2021
2	5/281 Tooronga Rd GLEN IRIS 3146	\$870,000	17/04/2021
3	208/1455 High St GLEN IRIS 3146	\$895,000	21/12/2020

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:

16/06/2021 16:15

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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$860,000
Median Unit Price
Year ending March 2021: \$762,500

Comparable Properties



7/244-246 Wattletree Rd MALVERN 3144 (REI) **Agent Comments**

2 1 1

Price: \$885,000
Method: Private Sale
Date: 21/05/2021
Property Type: Apartment



5/281 Tooronga Rd GLEN IRIS 3146 (REI) **Agent Comments**

2 2 2

Price: \$870,000
Method: Auction Sale
Date: 17/04/2021
Property Type: Apartment



208/1455 High St GLEN IRIS 3146 (REI/VG) **Agent Comments**

2 2 2

Price: \$895,000
Method: Private Sale
Date: 21/12/2020
Property Type: Apartment