

# 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

2/1522 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$1,967,000

Property Type House

Suburb Glen Iris

Period - From 01/01/2019

to 31/12/2019

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	2/15 Scott Gr GLEN IRIS 3146	\$1,326,000	16/11/2019
2	6/283-285 Tooronga Rd GLEN IRIS 3146	\$1,300,000	27/02/2020
3	5/56 Osborne Av GLEN IRIS 3146	\$1,262,000	05/12/2019

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:

28/02/2020 15:36

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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

Year ending December 2019: \$1,967,000



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**2/15 Scott Gr GLEN IRIS 3146 (REI/VG)**

Agent Comments



**Price:** \$1,326,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** House (Res)



**6/283-285 Tooronga Rd GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 27/02/2020

**Property Type:** Townhouse (Single)



**5/56 Osborne Av GLEN IRIS 3146 (REI/VG)**

Agent Comments



**Price:** \$1,262,000

**Method:** Sold Before Auction

**Date:** 05/12/2019

**Property Type:** Townhouse (Res)