

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

201/1683 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,380,000

&

\$1,515,000

Median sale price

Median price \$725,000

Property Type Unit

Suburb Glen Iris

Period - From 01/07/2020

to

30/09/2020

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	304/1565 Malvern Rd GLEN IRIS 3146	\$1,525,000	27/10/2020
2	207/64 Anderson Rd HAWTHORN EAST 3123	\$1,340,000	13/11/2020
3			

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:

10/12/2020 16:28

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$1,380,000 - \$1,515,000

Median Unit Price

September quarter 2020: \$725,000



3 2 3

Property Type:

Agent Comments

Comparable Properties



304/1565 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 3

Price: \$1,525,000

Method: Private Sale

Date: 27/10/2020

Property Type: Apartment



207/64 Anderson Rd HAWTHORN EAST 3123 (REI)

Agent Comments

3 2 2

Price: \$1,340,000

Method: Private Sale

Date: 13/11/2020

Property Type: Apartment

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.