

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

103/1565 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$622,500

Property Type

Unit

Suburb

Glen Iris

Period - From

01/10/2018

to

30/09/2019

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	703/770a Toorak Rd GLEN IRIS 3146	\$882,500	14/11/2019
2	1002/770a Toorak Rd GLEN IRIS 3146	\$880,000	09/11/2019
3	407/14 Elizabeth St MALVERN 3144	\$810,000	07/06/2019

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:

20/11/2019 10:51



 2  2  2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



703/770a Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments

 2  2  2

Price: \$882,500

Method: Auction Sale

Date: 14/11/2019

Rooms: 3

Property Type: Apartment



1002/770a Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments

 2  2  2

Price: \$880,000

Method: Private Sale

Date: 09/11/2019

Property Type: Apartment



407/14 Elizabeth St MALVERN 3144 (REI/VG)

Agent Comments

 2  2  1

Price: \$810,000

Method: Private Sale

Date: 07/06/2019

Property Type: Apartment