

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

3/202 Glen Iris Road Glen Iris VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

2/1544 Malvern Road Glen Iris VIC 3146	\$533,000	12-Oct-20
2/74 Paxton Street Malvern East VIC 3145	\$585,000	12-Dec-20
5/1512 Malvern Road Glen Iris VIC 3146	\$595,000	20-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 23 February 2021



2/1544 Malvern Road Glen Iris VIC 3146

Sold Price

\$533,000

Sold Date

12-Oct-20

2

1

1

Distance

1.45km



2/74 Paxton Street Malvern East VIC 3145

Sold Price

^{RS} **\$585,000**

Sold Date

12-Dec-20

2

1

1

Distance

1.36km



5/1512 Malvern Road Glen Iris VIC 3146

Sold Price

\$595,000

Sold Date

20-Oct-20

2

1

1

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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