

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

5/1789 Malvern 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,107,500

Property type

Other

Suburb

Glen Iris

Period-from

01 Apr 2020

to

31 Mar 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

8/383 Wattletree Road Malvern East VIC 3145	\$1,340,000	28-Mar-21
3/1691 Malvern Road Glen Iris VIC 3146	\$1,300,000	-
5/1571 Malvern Road Glen Iris VIC 3146	\$1,235,000	02-Mar-21

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 April 2021



8/383 Wattletree Road Malvern East VIC 3145

2 2 2

Sold Price

^{RS}

\$1,340,000

Sold Date

28-Mar-21

Distance

0.91km



3/1691 Malvern Road Glen Iris VIC 3146

3 2 2

Sold Price

\$1,300,000

Sold Date

-

Distance

0.58km



5/1571 Malvern Road Glen Iris VIC 3146

3 2 2

Sold Price

^{RS}

\$1,235,000

Sold Date

02-Mar-21

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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