

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 209/1555 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Single price \$560,000

Median sale price

Median price \$680,000 House Unit X Suburb Glen Iris

Period - From 01/10/2017 to 31/12/2017 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	28/1495 Malvern Rd GLEN IRIS 3146	\$635,000	03/03/2018
2	5/1495 Malvern Rd GLEN IRIS 3146	\$587,000	14/10/2017
3	113/1555 Malvern Rd GLEN IRIS 3146	\$570,000	12/12/2017

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.



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Comparable Properties



28/1495 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$635,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: Apartment



5/1495 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$587,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 3
Property Type: Apartment



113/1555 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$570,000
Method: Private Sale
Date: 12/12/2017
Rooms: 4
Property Type: Apartment