

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

14/1522 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$2,075,000 Property Type House Suburb Glen Iris

Period - From 01/07/2019 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	1/1781 Malvern Rd GLEN IRIS 3146	\$1,120,000	24/09/2019
2	202/1789 Malvern Rd GLEN IRIS 3146	\$1,040,000	18/09/2019
3	3/1263 High St MALVERN 3144	\$1,010,000	31/08/2019

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:

04/12/2019 09:33



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
September quarter 2019: \$2,075,000

Comparable Properties

1/1781 Malvern Rd GLEN IRIS 3146 (VG)

Agent Comments



Price: \$1,120,000
Method: Sale
Date: 24/09/2019
Property Type: Flat/Unit/Apartment (Res)



202/1789 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,040,000
Method: Private Sale
Date: 18/09/2019
Rooms: 6
Property Type: Apartment



3/1263 High St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$1,010,000
Method: Auction Sale
Date: 31/08/2019
Property Type: Townhouse (Res)
Land Size: 62 sqm approx