

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

107/1483 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2019 to 31/12/2019 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	105/1639 Malvern Rd GLEN IRIS 3146	\$600,000	30/01/2020
2	409/770d Toorak Rd GLEN IRIS 3146	\$595,000	24/12/2019
3	503/770d Toorak Rd GLEN IRIS 3146	\$580,000	18/09/2019

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:

30/01/2020 13:50

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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Safe and secure first floor 'as new' apartment with 2 balconies and North facing living

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
December quarter 2019: \$695,000

Comparable Properties



105/1639 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Sold Before Auction
Date: 30/01/2020
Property Type: Apartment



409/770d Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$595,000
Method: Private Sale
Date: 24/12/2019
Property Type: Apartment



503/770d Toorak Rd GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$580,000
Method: Sale
Date: 18/09/2019
Property Type: Strata Unit/Flat