

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

5/1512 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Aug 2019

to

31 Jul 2020

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

1/1583-1585 Malvern Road Glen Iris VIC 3146	\$600,000	01-Aug-20
401/1615 Malvern Road Glen Iris VIC 3146	\$630,000	13-Mar-20
16/1495-1499 Malvern Road Glen Iris VIC 3146	\$620,000	07-Jul-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: 26 August 2020



1/1583-1585 Malvern Road Glen Iris VIC 3146

 2  1  2

Sold Price ^{RS} **\$600,000** ^{UN} Sold Date **01-Aug-20**

Distance **0.12km**



401/1615 Malvern Road Glen Iris VIC 3146

 2  2  1

Sold Price **\$630,000** Sold Date **13-Mar-20**

Distance **0.26km**



16/1495-1499 Malvern Road Glen Iris VIC 3146

 2  1  1

Sold Price ^{RS} **\$620,000** Sold Date **07-Jul-20**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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