

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

1/1781 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$800,000

Property Type Unit

Suburb Glen Iris

Period - From 01/04/2023

to 30/06/2023

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	3/15 Creswick St GLEN IRIS 3146	\$1,450,000	25/02/2023
2	8 Eucalypt Av MALVERN EAST 3145	\$1,400,000	15/07/2023
3			

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:

19/07/2023 10:28



Rooms: 5

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 288 sqm approx

Agent Comments

A superbly spacious contemporary design with its independent dual access points provides entry to front and rear courtyards catering beautifully to easy care living priorities in this stylish three-bedroom townhouse conveniently positioned.

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Unit Price

June quarter 2023: \$800,000

Comparable Properties



3/15 Creswick St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Unit



8 Eucalypt Av MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 15/07/2023

Property Type: Townhouse (Res)

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.