

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

2/1687 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Single price \$888,000

Median sale price

Median price \$740,000

Property Type Unit

Suburb Glen Iris

Period - From 01/07/2023

to 30/09/2023

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	3/55 Glen Iris Rd GLEN IRIS 3146	\$870,000	18/10/2023
2	6/1571 Malvern Rd GLEN IRIS 3146	\$825,000	25/05/2023
3	1/1455 High St GLEN IRIS 3146	\$800,000	09/11/2023

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:

24/11/2023 16:40



 2  2  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$888,000

Median Unit Price

September quarter 2023: \$740,000

Comparable Properties



3/55 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

 2  2  1

Price: \$870,000

Method: Private Sale

Date: 18/10/2023

Property Type: Townhouse (Single)



6/1571 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  2  2

Price: \$825,000

Method: Private Sale

Date: 25/05/2023

Property Type: Apartment



1/1455 High St GLEN IRIS 3146 (REI)

Agent Comments

 2  2  2

Price: \$800,000

Method: Private Sale

Date: 09/11/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888