

# 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

20 Nash Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$2,450,000 Property Type House 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	7 Devonshire Rd MALVERN EAST 3145	\$1,970,000	04/09/2023
2	1/65 Glen Iris Rd GLEN IRIS 3146	\$1,860,000	20/09/2023
3	3a Horace St MALVERN 3144	\$1,652,000	16/09/2023

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:

08/11/2023 15:47



**Property Type:** House (Res)  
**Land Size:** 334 sqm approx

**Agent Comments**

Peacefully positioned at the end of a quiet cul-de-sac on the cusp of Malvern, this stunning semi-detached period beauty has been masterfully renovated and extended to create a bespoke environment of superb modern style.

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000

**Median House Price**  
September quarter 2023: \$2,450,000

## Comparable Properties



**7 Devonshire Rd MALVERN EAST 3145 (REI)** Agent Comments



**Price:** \$1,970,000  
**Method:** Sold Before Auction  
**Date:** 04/09/2023  
**Property Type:** House (Res)  
**Land Size:** 365 sqm approx



**1/65 Glen Iris Rd GLEN IRIS 3146 (REI)** Agent Comments



**Price:** \$1,860,000  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** Townhouse (Single)



**3a Horace St MALVERN 3144 (REI)** Agent Comments



**Price:** \$1,652,000  
**Method:** Auction Sale  
**Date:** 16/09/2023  
**Property Type:** House (Res)