

# 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 709/5 Glenarm Road, 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 \$650,000 & \$700,000

### Median sale price

Median price \$665,000 Property Type Unit Suburb Glen Iris

Period - From 01/01/2024 to 31/03/2024 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	112/1639 Malvern Rd GLEN IRIS 3146	\$710,000	10/04/2024
2	202/1571 Malvern Rd GLEN IRIS 3146	\$700,000	14/03/2024
3	105/379 Wattletree Rd MALVERN EAST 3145	\$680,000	29/11/2023

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: 24/05/2024 13:52



**Property Type:** Unit

Agent Comments

## Comparable Properties



112/1639 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments



**Price:** \$710,000

**Method:** Private Sale

**Date:** 10/04/2024

**Property Type:** Apartment



202/1571 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 14/03/2024

**Property Type:** Apartment



105/379 Wattletree Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



**Price:** \$680,000

**Method:** Private Sale

**Date:** 29/11/2023

**Property Type:** Apartment