

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	11/1524 Malvern Road, Glen Iris Vic 3146
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$900,000	&	\$990,000

#### Median sale price

Median price	\$1,920,000	Hou	ise X	Unit		Suburb	Glen Iris
Period - From	01/07/2017	to	30/09/2017		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 1/16 Osborne Av GLEN IRIS 3146 \$965,000 09/09/2017 2 1/926 Toorak Rd CAMBERWELL 3124 \$926,000 23/09/2017 3 5/1024 Toorak Rd CAMBERWELL 3124 \$905,000 19/08/2017

#### 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.











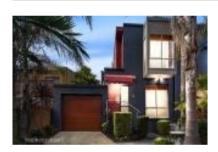
Rooms: 4

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median House Price September quarter 2017: \$1,920,000

### Comparable Properties



1/16 Osborne Av GLEN IRIS 3146 (REI)

2



**6** 

Price: \$965,000 Method: Auction Sale

Rooms: 4

Date: 09/09/2017

Property Type: Townhouse (Res)

**Agent Comments** 



1/926 Toorak Rd CAMBERWELL 3124 (REI)

3





**60)** 1

Price: \$926,000 Method: Auction Sale Date: 23/09/2017 Rooms: 6

Rooms: 6

Property Type: House (Res)

**Agent Comments** 



5/1024 Toorak Rd CAMBERWELL 3124 (REI)





**6** 

Price: \$905,000 Method: Auction Sale Date: 19/08/2017

Rooms: 4

Property Type: Unit

**Agent Comments** 

**Account** - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897





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