



Rooms: 4

Property Type: Apartment

Agent Comments

Comparable Properties



1/61a Horace St MALVERN 3144 (VG)

Agent Comments



Price: \$895,000

Method: Sale

Date: 30/10/2017

Rooms: -

Property Type: Strata Unit/Flat



18/1737 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$869,000

Method: Private Sale

Date: 02/11/2017

Rooms: -

Property Type: Apartment

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.

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

8/1537 Malvern Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price \$710,000

House

Unit

X

Suburb

Glen Iris

Period - From

01/01/2017

to

31/12/2017

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		
2		
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.