



2 1 1

**Rooms:**  
**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$530,000  
**Median Unit Price**  
March quarter 2017: \$511,250

## Comparable Properties



11/14 Nash St GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

2 1 1

**Price:** \$510,000  
**Method:** Sold Before Auction  
**Date:** 16/12/2016  
**Rooms:** 3  
**Property Type:** Apartment



4/12 Edgar St GLEN IRIS 3146 (REI)

[Agent Comments](#)

2 1 1

**Price:** \$510,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** 3  
**Property Type:** Apartment



11/46 Edgar St GLEN IRIS 3146 (REI)

[Agent Comments](#)

2 1 1

**Price:** \$501,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** 3  
**Property Type:** Apartment

## 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

1/1484 Malvern 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

\$500,000

&

\$530,000

#### Median sale price

Median price

\$511,250

Unit

X

Suburb

Glen Iris

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
11/14 Nash St GLEN IRIS 3146	\$510,000	16/12/2016
4/12 Edgar St GLEN IRIS 3146	\$510,000	25/03/2017
11/46 Edgar St GLEN IRIS 3146	\$501,000	27/05/2017