

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 B02/12B Spring Road, Malvern Vic 3144

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$750,000 Property Type Unit Suburb Malvern

Period - From 01/04/2020 to 30/06/2020 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	104/1571 Malvern Rd GLEN IRIS 3146	\$1,175,000	09/04/2020
2	2/9 Belmont Av GLEN IRIS 3146	\$1,145,000	14/03/2020
3	204/1457 High St GLEN IRIS 3146	\$1,100,000	08/05/2020

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: 31/07/2020 10:49



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median Unit Price
June quarter 2020: \$750,000

Comparable Properties



104/1571 Malvern Rd GLEN IRIS 3146 (VG)

Agent Comments



Price: \$1,175,000
Method: Sale
Date: 09/04/2020
Property Type: Strata Unit/Flat



2/9 Belmont Av GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,145,000
Method: Auction Sale
Date: 14/03/2020
Property Type: Apartment



204/1457 High St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 08/05/2020
Property Type: Apartment