

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 1571-1573 Malvern Road, Glen Iris

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed / 2 Bath / 2 Car	\$*	Or range between	\$695,000		\$750,000
2 Bed / 2 Bath / 2 Car	\$*	Or range between	\$750,000		\$820,000
3 Bed / 2 Bath / 2 Car	\$*	Or range between	\$1,075,000		\$1,150,000
3 Bed / 2 Bath / 2 Car	\$*	Or range between	\$1,350,000		\$1,450,000
4 Bed / 3 Bath / 3 Car	\$*	Or range between	\$2,500,000		\$2,750,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$710,000

Suburb Glen Iris

Period - From 4/12/17 To 3/12/18

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
	102/2A Scott Grove, Glen Iris	\$725,000	7/8/17
	201/2A Scott Grove, Glen Iris	\$798,000	23/9/17
	G02/171 Wattletree Road, Malvern	\$905,000	30/4/17

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
	105/2A Scott Grove, Glen Iris	\$905,000	7/9/17
	G02/2A Scott Grove, Glen Iris	\$928,000	19/9/17
	106/232 Wattletree Road, Malvern	\$850,000	7/8/17

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
	107/2A Scott Grove, Glen Iris	\$1,280,500	22/7/17
	103/171 Wattletree Road, Malvern	\$1,115,000	29/4/17
	206/2A Scott Grove, Glen Iris	\$1,378,500	22/7/17

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
	G04/2A Scott Grove, Glen Iris	\$1,829,500	15/8/17
	104/232 Wattletree Road, Malvern	\$1,800,000	24/6/17
	201/171 Wattletree Road, Malvern	\$1,975,000	25/5/17

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
	302/232 Wattletree Road, Malvern	\$2,850,000	24/6/17
	G01/2A Scott Grove, Glen Iris	\$3,617,000	21/7/17
	301/171 Wattletree Road, Malvern	\$2,995,000	30/4/17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

3/12/18