

Statement of Information
**Multiple residential properties located in the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
 Including suburb and
 postcode

	1394 Malvern Road, Glen Iris
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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
1 Bed, 1 Bath, 1 Car	\$*	Or range between	\$565,000	&	\$621,500
2 Bed, 2 Bath, 1 Car	\$*	Or range between	\$735,000	&	\$808,500
2 Bed, 2 Bath, 2 Car	\$*	Or range between	\$760,000	&	\$836,000
3 Bed, 2 Bath, 2 Car	\$*	Or range between	\$1,029,500	&	\$1,132,000
3 Bed, 2 Bath, 2 Car	\$*	Or range between	\$1,650,000	&	\$1,800,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

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

	Address of comparable unit	Price	Date of sale
1 Bed, 1 Bath, 1 Car	7/300 Tooronga Road, Glen Iris	\$705,000	22/9/17
	3/37 Aintree Road, Glen Iris	\$698,000	28/10/17
	8/34 Edgar Street, Gen Iris	\$678,000	23/9/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 1 Car	G03/1571 Malvern Road, Glen Iris	\$865,000	4/11/17
	G07/1571 Malvern Road, Glen Iris	\$845,000	28/10/17
	104/2a Scott Grove, Glen Iris	\$855,000	24/7/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath, 2 Car	105/2a Scott Grove, Glen Iris	\$905,000	6/9/17
	205/2a Scott Grove, Glen Iris	\$938,500	22/7/17
	4/1508 Malvern Road, Glen Iris	\$955,000	29/7/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath, 2 Car	G05/1571 Malvern Road, Glen Iris	\$1,175,000	21/10/17
	204/1571 Malvern Road, Glen Iris	\$1,345,000	15/12/17
	207/2a Scott Grove, Glen Iris	\$1,288,000	6/10/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath, 2 Car	G04/2a Scott Grove, Glen Iris	\$1,829,500	15/8/17
	201/333 Wattleree Road, Malvern East	\$2,765,000	25/11/17
	101/9 Somers Avenue, Malvern	\$2,210,000	2/9/17

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.