

= 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 Highgreen – 1457-1459 High Street, 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	\$*	Or range between	\$683,100		\$751,410
2 Bed, 2 Bath	\$*	Or range between	\$900,000		\$990,000
3 Bed, 2 Bath	\$*	Or range between	\$1,030,000		\$1,130,000
3 Bed, 2 Bath	\$*	Or range between	\$1,200,000		\$1,320,000
3 Bed, 2 Bath	\$*	Or range between	\$1,450,000		\$1,595,000

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

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	4/6 Park Street, Malvern	\$879,000	28/04/2018
	7/35 Grant Street, Malvern East	\$925,000	16/12/2017
	202/8 Gordon Grove, Malvern	\$920,000	28/04/2018

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	206/1571 Malvern Road, Glen Iris	\$1,035,000	23/01/2018
	301/1394 Malvern Road, Glen Iris	\$1,029,500	17/02/2018
	6/78 Paxton Street, Malvern East	\$1,029,500	23/01/2018

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	103/1394 Malvern Road, Glen Iris	\$1,195,000	27/02/2018
	105/1 Norfolk Place, Malvern	\$1,150,000	29/01/2018
	4/23 Scott Grove, Glen Iris	\$1,155,000	20/01/2018

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	204/1571 Malvern Road, Glen Iris	\$1,345,000	15/12/2017
	1/50 Scott Grove, Glen Iris	\$1,485,000	28/04/2018
	3/273 Wattle tree Road, Malvern East	\$1,470,000	06/03/2018

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	401/1394 Malvern Road, Glen Iris	\$1,700,000	17/02/2018
	101/13 Somers Avenue, Malvern	\$1,780,000	05/04/2018
	2/67 Elizabeth Street, Malvern	\$1,700,000	01/03/2018

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