

# 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

1432 Malvern Road, Glen Iris

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://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, 1 Bath	\$*	Or range between	\$562,950		\$619,245
2 Bed, 2 Bath	\$*	Or range between	\$800,000		\$880,000
2 Bed, 2 Bath	\$*	Or range between	\$900,000		\$990,000
3 Bed, 2 Bath	\$*	Or range between	\$1,565,000		\$1,720,000

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, 1 Bath	22/1231 Malvern Road, Malvern	\$781,000	1/9/18
	5/18 Mercer Road, Armadale	\$795,000	21/8/18
	3/13 Iris Road, Glen Iris	\$795,500	30/6/18

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	6/1506 Malvern Road, Glen Iris	\$932,500	20/9/18
	1/364 Glenferrie Road, Malvern	\$950,000	1/9/18
	4/1 Mayfield Avenue, Malvern	\$900,000	22/6/18

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	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.		
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### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Bed, 2 Bath	3/422-426 Glenferrie Road, Kooyong	\$1,630,000	11/8/18
	5/67 Elizabeth Street, Malvern	\$1,600,000	30/5/18
	7/67 Elizabeth Street, Malvern	\$1,675,000	25/5/18

**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