

# 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

5 Glenarm 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
1 Bed, 1 Bath	\$*	Or range between	\$387,000		\$425,700
2 Bed, 1 Bath	\$*	Or range between	\$550,000		\$605,000
2 Bed, 2 Bath	\$*	Or range between	\$600,000		\$660,000
2 Bed, 2 Bath	\$*	Or range between	\$700,000		\$770,000
2 Bed + Study, 2 Bath	\$*	Or range between	\$800,000		\$880,000
3 Bed, 2 Bath	\$*	Or range between	\$900,000		\$990,000
3 Bed, 2 Bath	\$*	Or range between	\$1,000,000		\$1,100,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$619,750

Suburb

Glen Iris

Period - From

5/3/18

To

4/3/19

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
1 Bed, 1 Bath	107/1387 Malvern Road, Malvern	\$430,000	15/9/18
	7/42 Winter Street, Malvern	\$445,000	22/9/18
	10/73 Egar Street North, Glen Iris	\$445,000	24/12/18

### Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bed, 1 Bath	3/4 Payne Street, Glen Iris	\$554,000	1/10/18
	1/12 Illowa Street, Malvern East	\$595,000	14/9/18
	101/1557 Malvern Road, Glen Iris	\$552,000	1/10/18

### Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	1 Belmont Avenue, Glen Iris	\$665,000	9/9/18
	606/770d Toorak Road, Glen Iris	\$630,000	9/9/18
	8/1421 High Street, Glen Iris	\$615,000	20/10/18

### Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	1/6 Irving Street, Malvern	\$730,000	1/12/18
	8/59 Glen Iris Road, Glen Iris	\$750,000	23/9/18
	203/1 Norfolk Place, Malvern	\$705,500	22/10/18

### Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bed + Study, 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**

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**

3 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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	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.		

**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:

4/3/19