

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

1/1781 Malvern Road, Glen Iris VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Suburb median sale price

Median price	\$1,820,000	Property Type	Townhouse	Suburb	Glen Iris
Period - From	01/01/2019	to	31/03/2019	Source	REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and James Delbridge consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 4 High Road CAMBERWEL 3124	\$1,450,000	10/03/2019
2 1/2 Y Street ASHBURTON 3147	\$1,420,000	18/04/2019
3 5/1781 Malvern Road GLEN IRIS 3146	\$1,430,000	06/05/2019

This Statement of Information was prepared on 16/09/2019