

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 6/1279 High Street, Malvern Vic 3144

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

Median price \$707,000 House Unit X Suburb Malvern

Period - From 01/01/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 9/29 Belmont Av.N GLEN IRIS 3146 | \$590,000 | 02/12/2017 |
| 2 | 8/23 Edgar St GLEN IRIS 3146 | \$583,000 | 19/08/2017 |
| 3 | 2/31 Osborne Av GLEN IRIS 3146 | \$565,000 | 25/11/2017 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$560,000 - \$580,000
Median Unit Price
Year ending December 2017: \$707,000

Comparable Properties



9/29 Belmont Av.N GLEN IRIS 3146 (REI)

[Agent Comments](#)

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Price: \$590,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: Apartment



8/23 Edgar St GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

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Price: \$583,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 3
Property Type: Apartment



2/31 Osborne Av GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

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Price: \$565,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 4
Property Type: Apartment