

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

**Castran  
Gilbert**

castrangilbert.com.au

### Property offered for sale

Address 202/1555-1557 MALVERN ROAD, GLEN IRIS VIC 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$599,000 to \$658,000

### Median sale price

Median price \$671,000 Property type Apartment Suburb GLEN IRIS VIC 3146

Period - From 17/12/2019 to 17/12/2020 Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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. 24/1495 Malvern Road, Glen Iris Vic 3146	\$620,000	27/10/2020
2. 1/8 Osborne Avenue, Glen Iris Vic 3146	\$641,000	29/10/2020
3. 4/43 Maitland Street, Glen Iris Vic 3146	\$650,000	19/12/2020

This Statement of Information was prepared on: 24/02/2021