

# 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

2/25 Glenbrook Avenue, Malvern East Vic 3145

### Indicative selling price

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

Range between

\$540,000

&

\$575,000

### Median sale price

Median price

\$635,375

Property Type

Unit

Suburb

Malvern East

Period - From

16/09/2018

to

15/09/2019

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	8/3 Dene Av MALVERN EAST 3145	\$555,000	22/03/2019
2	4/3 Hope St GLEN IRIS 3146	\$546,000	13/04/2019
3	2/247 Burke Rd GLEN IRIS 3146	\$540,000	12/07/2019

**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.~~

This Statement of Information was prepared on:

16/09/2019 11:15

Rodney Morley

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**Indicative Selling Price**

\$540,000 - \$575,000

**Median Unit Price**

16/09/2018 - 15/09/2019: \$635,375



2 0 0

**Property Type:** Flat

**Land Size:** 1003.069 sqm approx

**Agent Comments**

## Comparable Properties



**8/3 Dene Av MALVERN EAST 3145 (REI)**

**Agent Comments**

- - -

**Price:** \$555,000

**Method:** Private Sale

**Date:** 22/03/2019

**Property Type:** Unit



**4/3 Hope St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$546,000

**Method:** Auction Sale

**Date:** 13/04/2019

**Property Type:** Apartment



**2/247 Burke Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$540,000

**Method:** Sold Before Auction

**Date:** 12/07/2019

**Property Type:** Apartment