

# 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

7 Martin Crescent, 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)

Range between \$2,900,000 & \$3,190,000

### Median sale price

Median price \$2,620,000 Property Type House Suburb Glen Iris

Period - From 01/04/2021 to 30/06/2021 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	56 Dixon St MALVERN 3144	\$3,180,000	07/08/2021
2	70 Horace St MALVERN 3144	\$3,160,000	30/09/2021
3	41 Mcarthur St MALVERN 3144	\$3,000,000	14/08/2021

**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:

08/10/2021 12:04



5 3 2

Property Type:  
Agent Comments

**Indicative Selling Price**  
\$2,900,000 - \$3,190,000  
**Median House Price**  
June quarter 2021: \$2,620,000

## Comparable Properties



56 Dixon St MALVERN 3144 (REI)

Agent Comments

3 2 2

**Price:** \$3,180,000  
**Method:** Auction Sale  
**Date:** 07/08/2021  
**Property Type:** House (Res)



70 Horace St MALVERN 3144 (REI)

Agent Comments

4 2 2

**Price:** \$3,160,000  
**Method:** Auction Sale  
**Date:** 30/09/2021  
**Property Type:** House (Res)  
**Land Size:** 595 sqm approx



41 Mcarthur St MALVERN 3144 (REI)

Agent Comments

4 2 2

**Price:** \$3,000,000  
**Method:** Auction Sale  
**Date:** 14/08/2021  
**Property Type:** House (Res)  
**Land Size:** 558 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897