

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

7/1391 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$580,000 & \$638,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2019 to 30/09/2020 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 | 16/1495-1499 Malvern Rd GLEN IRIS 3146 | \$620,000 | 14/07/2020 |
| 2 | 1/1583 Malvern Rd GLEN IRIS 3146 | \$600,000 | 01/08/2020 |
| 3 | 1/18-20 St Georges Rd ARMADALE 3143 | \$587,500 | 28/10/2020 |

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:

02/12/2020 11:47

7/1391 High Street, Glen Iris Vic 3146



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median Unit Price

Year ending September 2020: \$695,000

Comparable Properties

16/1495-1499 Malvern Rd GLEN IRIS 3146
(REI/VG)

Agent Comments

 2  1  1

Price: \$620,000

Method: Private Sale

Date: 14/07/2020

Property Type: Apartment



1/1583 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  2

Price: \$600,000

Method: Private Sale

Date: 01/08/2020

Property Type: Apartment



1/18-20 St Georges Rd ARMADALE 3143 (REI)

Agent Comments

 2  1  1

Price: \$587,500

Method: Auction Sale

Date: 28/10/2020

Property Type: Apartment

Account - Pride Real Estate Prahran | P: 03 9510 9777



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.