

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 3/4 Payne Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$559,000

Median sale price

Median price \$715,000 House Unit X Suburb Glen Iris

Period - From 01/04/2018 to 30/06/2018 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	4/32 Edgar St GLEN IRIS 3146	\$560,000	12/05/2018
2	1/14 Edgar St GLEN IRIS 3146	\$566,000	19/05/2018
3	3/1417 High St GLEN IRIS 3146	\$572,000	14/07/2018

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.

Margot Dawson

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Rooms:**Property Type:** Apartment**Agent Comments**

This private north facing apartment is filled with natural light and tree top views, giving a bright and charming feeling. Recently updated and surprisingly spacious, it offers two large bedrooms with built in robes, large kitchen, living area and bathroom.

Indicative Selling Price

\$559,000

Median Unit Price

June quarter 2018: \$715,000

Comparable Properties

**4/32 Edgar St GLEN IRIS 3146 (REI/VG)**

Agent Comments

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Price: \$560,000**Method:** Auction Sale**Date:** 12/05/2018**Rooms:** 4**Property Type:** Apartment**1/14 Edgar St GLEN IRIS 3146 (REI/VG)**

Agent Comments

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Price: \$566,000**Method:** Auction Sale**Date:** 19/05/2018**Rooms:** -**Property Type:** Apartment**3/1417 High St GLEN IRIS 3146 (REI)**

Agent Comments

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  2

Price: \$572,000**Method:** Auction Sale**Date:** 14/07/2018**Rooms:** 4**Property Type:** Apartment