

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

2a Howard Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$2,080,000

House

X

Unit

Suburb Glen Iris

Period - From 01/10/2017

to

31/12/2017

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	35 Morotai Av ASHBURTON 3147	\$1,675,000	07/09/2017
2	22 Cusdin St GLEN IRIS 3146	\$1,520,000	09/09/2017
3	8 Ellison St MALVERN EAST 3145	\$1,479,000	28/10/2017

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.

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

December quarter 2017: \$2,080,000



3
 2
 2

Rooms:**Property Type:** House**Agent Comments**

Spectacularly transformed, this single-level north-facing three-bedroom, two-bathroom residence with double garage is a sophisticated sanctuary in the exclusive Muswell Hill Estate. Superb open-plan northern living and high end Caesarstone kitchen complement gorgeous dual outdoor entertaining areas.

Comparable Properties

**35 Morotai Av ASHBURTON 3147 (VG)****Agent Comments**

3
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Price: \$1,675,000**Method:** Sale**Date:** 07/09/2017**Rooms:** -**Property Type:** House - Attached House N.E.C.**Land Size:** 286 sqm approx**22 Cusdin St GLEN IRIS 3146 (REI)****Agent Comments**

3
 2
 2

Price: \$1,520,000**Method:** Auction Sale**Date:** 09/09/2017**Rooms:** -**Property Type:** House**Land Size:** 293 sqm approx**8 Ellison St MALVERN EAST 3145 (REI/VG)****Agent Comments**

3
 2
 1

Price: \$1,479,000**Method:** Auction Sale**Date:** 28/10/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 386 sqm approx