## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

| <b>Property</b> | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address              | 2/1415 High Street, Glen Iris Vic 3146 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |

#### Indicative selling price

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

| Range between \$810,000 | & | \$860,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

### Median sale price

| Median price  | \$762,500  | Pro | perty Type U | nit |       | Suburb | Glen Iris |
|---------------|------------|-----|--------------|-----|-------|--------|-----------|
| Period - From | 01/04/2020 | to  | 31/03/2021   | Sc  | ource | 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

| Add | dress of comparable property       | Price     | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1   | 1/858 Toorak Rd HAWTHORN EAST 3123 | \$830,000 | 13/11/2020   |
| 2   | 2/5-7 Osborne Av GLEN IRIS 3146    | \$850,000 | 08/12/2020   |
| 3   | 4/5 Howard St GLEN IRIS 3146       | \$857,000 | 27/03/2021   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 21/04/2021 13:32 |
|--|------------------|







**Indicative Selling Price** \$810,000 - \$860,000 **Median Unit Price** Year ending March 2021: \$762,500



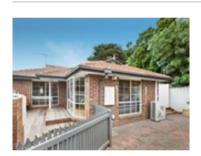


Property Type: Townhouse

(Single)

**Agent Comments** 

# Comparable Properties



1/858 Toorak Rd HAWTHORN EAST 3123 (REI/VG)

**--** 2

Price: \$830,000 Method: Private Sale Date: 13/11/2020 Property Type: Villa

**Agent Comments** 



2/5-7 Osborne Av GLEN IRIS 3146 (REI/VG)

Price: \$850,000 Method: Auction Sale Date: 08/12/2020 Property Type: Villa

Agent Comments



4/5 Howard St GLEN IRIS 3146 (REI)

Price: \$857,000 Method: Auction Sale Date: 27/03/2021 Property Type: Villa

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



