

# 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

2/1415 High Street, 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 \$810,000 & \$860,000

### Median sale price

Median price \$762,500 Property Type Unit Suburb Glen Iris

Period - From 01/04/2020 to 31/03/2021 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	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 comparable properties 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

2/1415 High Street, Glen Iris Vic 3146

Lauchlan Waterfield

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**Indicative Selling Price**

\$810,000 - \$860,000

**Median Unit Price**

Year ending March 2021: \$762,500



2 1 1

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



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

Agent Comments

2 1 2

**Price:** \$830,000

**Method:** Private Sale

**Date:** 13/11/2020

**Property Type:** Villa



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

Agent Comments

2 2 2

**Price:** \$850,000

**Method:** Auction Sale

**Date:** 08/12/2020

**Property Type:** Villa



**4/5 Howard St GLEN IRIS 3146 (REI)**

Agent Comments

2 1 1

**Price:** \$857,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Villa

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