



3 2 2

Rooms:

Property Type: Townhouse (Res)

Land Size: 313

Agent Comments

Comparable Properties



2/23 Peace St GLEN IRIS 3146 (REI)

2 2 2

Price: \$1,315,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size:

Agent Comments

3 bedroom

1/11 Erica Av GLEN IRIS 3146 (REI)

- - -

Price: \$1,345,000

Method: Private Sale

Date: 01/04/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size:

Agent Comments

3 bed 2 bathroom double storey townhouse



3/1441 High St GLEN IRIS 3146 (REI)

3 2 2

Price: \$1,303,000

Method: Auction Sale

Date: 18/02/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size:

Agent Comments

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

1/25 Gardiner Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,900,000

House

X

Suburb

Glen Iris

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/23 Peace St GLEN IRIS 3146	\$1,315,000	29/04/2017
1/11 Erica Av GLEN IRIS 3146	\$1,345,000	01/04/2017
3/1441 High St GLEN IRIS 3146	\$1,303,000	18/02/2017