

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

4/1 Howard Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$950,000

&

\$1,000,000

Median sale price

Median price \$622,500

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2018

to 30/09/2019

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	4/1789 Malvern Rd GLEN IRIS 3146	\$1,050,000	30/08/2019
2	1/3 Glencairn Av CAMBERWELL 3124	\$945,000	07/09/2019
3	4/6 Yeovil Rd GLEN IRIS 3146	\$930,000	29/06/2019

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:

26/11/2019 11:53



3 1 2

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median Unit Price
Year ending September 2019: \$622,500

Comparable Properties

4/1789 Malvern Rd GLEN IRIS 3146 (VG)

Agent Comments

4 - -

Price: \$1,050,000
Method: Sale
Date: 30/08/2019
Property Type: Strata Unit/Flat



1/3 Glencairn Av CAMBERWELL 3124 (REI/VG) **Agent Comments**

3 1 2

Price: \$945,000
Method: Auction Sale
Date: 07/09/2019
Property Type: Unit



4/6 Yeovil Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 1

Price: \$930,000
Method: Auction Sale
Date: 29/06/2019
Property Type: Unit