Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	1/15 Queens Parade, Glen Iris Vic 3146
Including suburb and	
postcode	
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Indicative selling price

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

Range between \$920,000 & \$970,000	Range between	\$920,000	&	\$970,000
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Median sale price

Median price	\$825,000	Pro	perty Type	Unit		Suburb	Glen Iris
Period - From	01/10/2020	to	31/12/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	957 Riversdale Rd SURREY HILLS 3127	\$1,100,000	25/11/2020
2	3/5 Glencairn Av CAMBERWELL 3124	\$900,000	22/10/2020
3			

OR

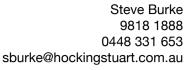
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/02/2021 18:38



Date of sale





Indicative Selling Price \$920,000 - \$970,000 **Median Unit Price** December quarter 2020: \$825,000





Property Type: Unit **Agent Comments**

Comparable Properties



957 Riversdale Rd SURREY HILLS 3127 (VG)

Price: \$1,100,000 Method: Sale Date: 25/11/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/5 Glencairn Av CAMBERWELL 3124 (REI)

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Price: \$900,000 Method: Auction Sale Date: 22/10/2020 Property Type: Unit

Agent Comments

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.

Account - Belle Property Glen Iris | P: 03 98181888



