

# 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

1/15 Queens Parade, 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 \$920,000

&

\$970,000

### Median sale price

Median price \$825,000

Property 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 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	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

Steve Burke

9818 1888

0448 331 653

sburke@hockingstuart.com.au

**Indicative Selling Price**

\$920,000 - \$970,000

**Median Unit Price**

December quarter 2020: \$825,000



2 1 1

**Rooms:** 4

**Property Type:** Unit

Agent Comments

## Comparable Properties



**957 Riversdale Rd SURREY HILLS 3127 (VG)**

Agent Comments

2 - -

**Price:** \$1,100,000

**Method:** Sale

**Date:** 25/11/2020

**Property Type:** Flat/Unit/Apartment (Res)



**3/5 Glencairn Av CAMBERWELL 3124 (REI)**

Agent Comments

2 2 2

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 22/10/2020

**Property Type:** Unit

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.