

## 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

5/1421 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 \$600,000

&amp;

\$650,000

## Median sale price

Median price \$779,500

House

Unit

X

Suburb Glen Iris

Period - From 01/04/2017

to

30/06/2017

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 | 8/34 Edgar St GLEN IRIS 3146   | \$678,000 | 23/09/2017   |
| 2 | 2/26 Edgar St GLEN IRIS 3146   | \$630,000 | 27/07/2017   |
| 3 | 8/1279 High St MALVERN 3144    | \$620,500 | 08/04/2017   |

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.



2 1 1

**Rooms:** 4

**Property Type:** Apartment

**Agent Comments**

Renovated two bedroom apartment with glorious landscaped courtyard in ground floor rear position features fully equipped stone kitchen, intercom, carspace.

## Comparable Properties



**8/34 Edgar St GLEN IRIS 3146 (REI)**

**Agent Comments**

2 1 1

**Price:** \$678,000

**Method:** Auction Sale

**Date:** 23/09/2017

**Rooms:** 4

**Property Type:** Apartment



**2/26 Edgar St GLEN IRIS 3146 (REI)**

**Agent Comments**

2 1 1

**Price:** \$630,000

**Method:** Sold Before Auction

**Date:** 27/07/2017

**Rooms:** 3

**Property Type:** Apartment



**8/1279 High St MALVERN 3144 (REI)**

**Agent Comments**

2 1 1

**Price:** \$620,500

**Method:** Auction Sale

**Date:** 08/04/2017

**Rooms:** -

**Property Type:** Apartment