

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 8/1425 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$420,000 & \$462,000

Median sale price

Median price \$619,750 House Unit X Suburb Glen Iris

Period - From 01/10/2018 to 31/12/2018 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	310/1101 Toorak Rd CAMBERWELL 3124	\$451,000	30/08/2018
2	10/73 Edgar St.N GLEN IRIS 3146	\$445,000	24/12/2018
3	112/1101 Toorak Rd CAMBERWELL 3124	\$434,000	02/11/2018

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 -

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000 - \$462,000

Median Unit Price

December quarter 2018: \$619,750

Comparable Properties



310/1101 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 2 1

Price: \$451,000

Method: Private Sale

Date: 30/08/2018

Rooms: -

Property Type: Apartment



10/73 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$445,000

Method: Sold After Auction

Date: 24/12/2018

Rooms: -

Property Type: Apartment



112/1101 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 2 1

Price: \$434,000

Method: Private Sale

Date: 02/11/2018

Rooms: 4

Property Type: Apartment