

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 Glenarm Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$385,000

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	202/220 Burke Rd GLEN IRIS 3146	\$400,000	10/10/2019
2	4/4 Kent St GLEN IRIS 3146	\$385,000	11/09/2019
3	403/1615 Malvern Rd GLEN IRIS 3146	\$385,000	12/08/2019

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:

28/10/2019 22:45

1 Glenarm Road, Glen Iris Vic 3146

McGrath

JM Lim

03 9889 8800

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joominglim@mcgrath.com.au

Indicative Selling Price

\$385,000

Median Unit Price

Year ending September 2019: \$622,500



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



202/220 Burke Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 10/10/2019

Rooms: 2

Property Type: Apartment



4/4 Kent St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 11/09/2019

Property Type: Apartment



403/1615 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 12/08/2019

Rooms: 3

Property Type: Apartment

Land Size: 53 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.