

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

13/43 Carroll Crescent, Glen Iris Vic 3146

Indicative selling price

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

Range between \$280,000 & \$295,000

Median sale price

Median price \$722,500 Property Type Unit Suburb Glen Iris

Period - From 01/01/2020 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	4/1419 High St GLEN IRIS 3146	\$331,000	25/11/2020
2			
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: 12/02/2021 16:14



Property Type: Flat
Land Size: 1085.604 sqm approx
 Agent Comments

Indicative Selling Price

\$280,000 - \$295,000

Median Unit Price

Year ending December 2020: \$722,500

Comparable Properties

**4/1419 High St GLEN IRIS 3146 (VG)**

Price: \$331,000
Method: Sale
Date: 25/11/2020
Property Type: Strata Unit/Flat

Agent Comments

This property was sold when there was not a renewed COVID-19 Scare, as we have just had in February 2021. There are also some other differences, incl. a space for a washing machine.

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. Each apartment development received by the market differently (e.g. buyer interest, prices, etc.) - This, along with a renewed COVID-19 Scare in early 2021, leads the agent to believe that, notwithstanding the comparable property provided, that there is a lack of comparable properties sold in similar market conditions.