

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

3/59 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$710,000

House

Unit

X

Suburb

Glen Iris

Period - From 01/10/2017

to

30/09/2018

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	2/1 Maverston St GLEN IRIS 3146	\$710,000	18/08/2018
2	8/157 Highfield Rd CAMBERWELL 3124	\$680,000	17/08/2018
3	8/28 Stodart St CAMBERWELL 3124	\$670,000	27/10/2018

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.

3/59 Glen Iris Road, Glen Iris Vic 3146

hockingstuart

Margot Dawson

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 2  1  1 garage

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

A peaceful haven set well back from the road, this villa unit sits amidst a beautiful north courtyard strolling distance to Ferndale Park, cafes, buses and trams. Offering comfort (both gas heating and evaporative cooling) and exciting scope to up-style 2 robed bedrooms...

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending September 2018: \$710,000

Comparable Properties



2/1 Maverston St GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

Price: \$710,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: Unit



8/157 Highfield Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 2  1  -

Price: \$680,000

Method: Sold Before Auction

Date: 17/08/2018

Rooms: -

Property Type: Apartment



8/28 Stodart St CAMBERWELL 3124 (REI)

Agent Comments

 2  1  1

Price: \$670,000

Method: Auction Sale

Date: 27/10/2018

Rooms: 3

Property Type: Unit