

## 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](http://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.

Margot Dawson  
9818 1888  
0425 619 451  
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2   1   1 garage

**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

Year ending September 2018: \$710,000

**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...

## 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