

## 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

46 Brandon Street, 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)

Single price \$1,875,000

#### Median sale price

Median price \$2,055,000

House

X

Unit

Suburb Glen Iris

Period - From 01/01/2018

to 31/03/2018

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	54 Brandon St GLEN IRIS 3146	\$1,900,000	25/11/2017
2	3 Adrian St GLEN IRIS 3146	\$1,875,000	24/03/2018
3	58 Celia St GLEN IRIS 3146	\$1,820,000	24/03/2018

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  1.5  2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,875,000

**Median House Price**  
March quarter 2018: \$2,055,000

## Comparable Properties



**54 Brandon St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,900,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**3 Adrian St GLEN IRIS 3146 (REI)**

**Agent Comments**

 3  2  3

**Price:** \$1,875,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** 6  
**Property Type:** House (Res)



**58 Celia St GLEN IRIS 3146 (REI)**

**Agent Comments**

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**Price:** \$1,820,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** Land (Res)  
**Land Size:** 650 sqm approx