

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

8/202 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$550,000 & \$575,000

Median sale price

Median price \$701,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2021 to 31/12/2021 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	105/12 High St GLEN IRIS 3146	\$600,000	14/10/2021
2	103/12 Illowa St MALVERN EAST 3145	\$590,000	15/12/2021
3	113/1557 Malvern Rd GLEN IRIS 3146	\$539,000	27/09/2021

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:

12/03/2022 17:50



 2  2  2

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$550,000 - \$575,000

Median Unit Price

December quarter 2021: \$701,000

Comparable Properties



105/12 High St GLEN IRIS 3146 (REI)

Agent Comments

 2  2  1

Price: \$600,000

Method: Private Sale

Date: 14/10/2021

Property Type: Apartment



103/12 Illowa St MALVERN EAST 3145 (REI)

Agent Comments

 2  1  1

Price: \$590,000

Method: Auction Sale

Date: 15/12/2021

Property Type: Unit



113/1557 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

 2  1  1

Price: \$539,000

Method: Private Sale

Date: 27/09/2021

Property Type: Apartment

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300