Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/202 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$550,000		&		\$575,000			
Median sale pi	rice							
Median price	\$701,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ado	dress 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









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)



Price: \$600,000 Method: Private Sale Date: 14/10/2021 Property Type: Apartment Agent Comments



Price: \$590,000 Method: Auction Sale

2

2

Date: 15/12/2021 Property Type: Unit

113/1557 Malvern Rd GLEN IRIS 3146 (REI)

601 1

103/12 Illowa St MALVERN EAST 3145 (REI)

Agent Comments

Agent Comments



Price: \$539,000 Method: Private Sale Date: 27/09/2021 Property Type: Apartment

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



propertydata

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