

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	1/39 Aintree Road, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$530,000	&	\$550,000

Median sale price

Median price	\$619,750	Hou	se	Unit	Х	Suburb	Glen Iris
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

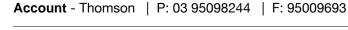
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	4/23 Aintree Rd GLEN IRIS 3146	\$550,000	23/02/2019
2	3/2 Belmont Av GLEN IRIS 3146	\$550,000	18/01/2019
3	8/35 Scott Gr GLEN IRIS 3146	\$538,000	01/12/2018

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.







Generated: 27/02/2019 13:23







Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$530,000 - \$550,000 **Median Unit Price** December quarter 2018: \$619,750

Comparable Properties



4/23 Aintree Rd GLEN IRIS 3146 (REI)

-2



Price: \$550.000 Method: Auction Sale Date: 23/02/2019

Rooms: -

Property Type: Apartment

Agent Comments



3/2 Belmont Av GLEN IRIS 3146 (REI/VG)







Method: Sold Before Auction

Date: 18/01/2019

Price: \$550,000

Rooms: -

Property Type: Apartment

Agent Comments



8/35 Scott Gr GLEN IRIS 3146 (REI)



Price: \$538,000 Method: Auction Sale Date: 01/12/2018

Rooms: -

Property Type: Apartment

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693





Generated: 27/02/2019 13:23