

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

113/108 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$650,000

&

\$700,000

Median sale price

Median price \$686,750

House

Unit

X

Suburb Glen Iris

Period - From 01/01/2018

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.

	Address of comparable property	Price	Date of sale
1	1/23 Belmont Av GLEN IRIS 3146	\$665,000	08/09/2018
2	201/108 Glen Iris Rd GLEN IRIS 3146	\$663,000	26/09/2018
3	3/10 Osborne Av GLEN IRIS 3146	\$655,000	15/09/2018

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.

Steve Burke

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2
 2
 1

Rooms: 3**Property Type:** Apartment**Agent Comments**

Located opposite Ferndale Park this stunning 2 bedroom apartment offers the perfect lifestyle with coffee shops and bike track right at your doorstep.

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending December 2018: \$686,750

Comparable Properties

**1/23 Belmont Av GLEN IRIS 3146 (VG)****Agent Comments**

2
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Price: \$665,000**Method:** Sale**Date:** 08/09/2018**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**201/108 Glen Iris Rd GLEN IRIS 3146 (REI/VG)****Agent Comments**

2
 2
 1

Price: \$663,000**Method:** Private Sale**Date:** 26/09/2018**Rooms:** -**Property Type:** Apartment**Land Size:** 1795 sqm approx**3/10 Osborne Av GLEN IRIS 3146 (REI/VG)****Agent Comments**

2
 1
 1

Price: \$655,000**Method:** Auction Sale**Date:** 15/09/2018**Rooms:** -**Property Type:** Apartment