

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

11 Allaville Avenue, Glen Iris Vic 3146

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,950,000

House

X

Unit

Suburb Glen Iris

Period - From 01/07/2016

to

30/06/2017

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	13 Nash St GLEN IRIS 3146	\$1,600,000	04/04/2017
2	37 Sinclair Av GLEN IRIS 3146	\$1,575,000	25/02/2017
3	3/10 York Rd GLEN IRIS 3146	\$1,510,000	24/06/2017

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 2 3

Rooms:
Property Type: House
Land Size: 554 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending June 2017: \$1,950,000

Comparable Properties



13 Nash St GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,600,000
Method: Private Sale
Date: 04/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 340 sqm approx



37 Sinclair Av GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,575,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 7
Property Type: House (Res)



3/10 York Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,510,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 6
Property Type: Townhouse (Res)