

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

3/8 Maverston Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$600,000

&

\$660,000

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 | 3/59 Glen Iris Rd GLEN IRIS 3146 | \$690,000 | 17/11/2018 |
| 2 | 4/228 Highfield Rd CAMBERWELL 3124 | \$680,000 | 02/03/2019 |
| 3 | 2/20 Alfred Rd GLEN IRIS 3146 | \$680,000 | 23/02/2019 |

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.

3/8 Maverston Street, Glen Iris Vic 3146

Noel Jones

Andrew Mackintosh

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending December 2018: \$686,750



2 1 1

Rooms: 4

Property Type: Flat

Land Size: 140 sqm approx

Agent Comments

Comparable Properties



3/59 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

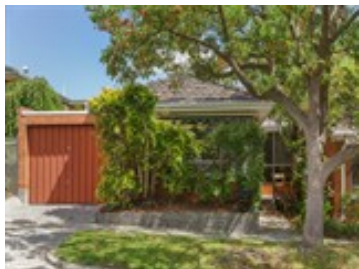
Price: \$690,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: Unit



4/228 Highfield Rd CAMBERWELL 3124 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: Unit



2/20 Alfred Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: Unit