

# 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

1/15 Maverston Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$799,000

### Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/10/2019

to

31/12/2019

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	1/4 Maverston St GLEN IRIS 3146	\$792,000	28/11/2019
2	4/6 Allambee Av CAMBERWELL 3124	\$806,000	21/03/2020
3	2/30 Regent St CAMBERWELL 3124	\$825,000	14/01/2020

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:

15/04/2020 16:59

1/15 Maverston Street, Glen Iris Vic 3146

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$799,000

**Median Unit Price**

December quarter 2019: \$695,000



2 1 1

**Property Type:** Flat/Unit

**Agent Comments**

## Comparable Properties



**1/4 Maverston St GLEN IRIS 3146 (VG)**

**Agent Comments**

2 - -

**Price:** \$792,000

**Method:** Sale

**Date:** 28/11/2019

**Property Type:** Flat/Unit/Apartment (Res)



**4/6 Allambee Av CAMBERWELL 3124 (REI)**

**Agent Comments**

2 1 1

**Price:** \$806,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Rooms:** 3

**Property Type:** Apartment



**2/30 Regent St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$825,000

**Method:** Private Sale

**Date:** 14/01/2020

**Rooms:** 3

**Property Type:** Unit