

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

10 Yeovil Road Glen Iris VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,100,000

Property type

House

Suburb

Glen Iris

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

27 Liston Street Glen Iris VIC 3146	\$1,690,000	10-Nov-20
10 Charles Street Glen Iris VIC 3146	\$1,730,000	29-Jan-21
151 Glen Iris Road Glen Iris VIC 3146	\$1,806,000	08-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 25 March 2021

**27 Liston Street Glen Iris VIC 3146**

Sold Price

\$1,690,000

Sold Date

10-Nov-20 4  2  2

Distance

0.95km**10 Charles Street Glen Iris VIC 3146**

Sold Price

^{RS} **\$1,730,000**

Sold Date

29-Jan-21 3  1  1

Distance

0.52km**151 Glen Iris Road Glen Iris VIC 3146**

Sold Price

\$1,806,000

Sold Date

08-Dec-20 3  1  2

Distance

1.72km**RS** = Recent sale**UN** = Undisclosed Sale

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