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> Indicative Selling Price \$615,000 - \$676,500 Median Unit Price June quarter 2017: \$779,500



Rooms: 4 Property Type: Unit

Agent Comments

Comparable Properties



4/46 Summerhill Rd GLEN IRIS 3146 (REI)

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Price: \$710,000 Method: Auction Sale Date: 13/05/2017 Rooms: 3

Property Type: Apartment

Agent Comments



G07/108 Glen Iris Rd GLEN IRIS 3146 (REI)

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Price: \$675,000 Method: Auction Sale Date: 11/07/2017 Rooms: 3

Property Type: Apartment

Agent Comments



4/58 Bath Rd GLEN IRIS 3146 (REI)

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Price: \$671,000 Method: Auction Sale Date: 04/03/2017 Rooms: 4

Property Type: Apartment

Agent Comments

Account - Noel Jones | P: 03 9885 2444 | F: 03 9886 9555





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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 | 3/58 Bath Road, Glen Iris Vic 3146 |
|---------------------------------------|------------------------------------|
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Indicative selling price

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

| Range between \$615,000 & \$676,500 | Range between | \$615,000 | & | \$676,500 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

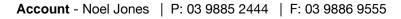
Median sale price

| Median price \$779,500 | | Unit X | Suburb Glen Iris |
|--------------------------|----|------------|------------------|
| Period - From 01/04/2017 | to | 30/06/2017 | Source REIV |

Comparable property sales

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 |
|-------------------------------------|-----------|--------------|
| 4/46 Summerhill Rd GLEN IRIS 3146 | \$710,000 | 13/05/2017 |
| G07/108 Glen Iris Rd GLEN IRIS 3146 | \$675,000 | 11/07/2017 |
| 4/58 Bath Rd GLEN IRIS 3146 | \$671,000 | 04/03/2017 |







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