

## 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

6/35 Carroll Crescent 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$758,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Oct 2020

to

30 Sep 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

807/770C Toorak Road Glen Iris VIC 3146	\$430,000	26-Jun-21
6/184 Wattletree Road Malvern VIC 3144	\$429,000	07-Aug-21
409/14 Elizabeth Street Malvern VIC 3144	\$420,000	07-Oct-21

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: 27 October 2021



**807/770C Toorak Road Glen Iris  
VIC 3146**

1 1 1

Sold Price

**\$430,000**

Sold Date

**26-Jun-21**

Distance

**0.56km**



**6/184 Wattletree Road Malvern VIC  
3144**

1 1 1

Sold Price

**\$429,000**

Sold Date

**07-Aug-21**

Distance

**1.87km**



**409/14 Elizabeth Street Malvern  
VIC 3144**

1 1 1

Sold Price

<sup>RS</sup> **\$420,000**

Sold Date

**07-Oct-21**

Distance

**0.88km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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