

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

8/1421 High Street 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jun 2020

to

31 May 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

7/1421 High Street Glen Iris VIC 3146	\$610,000	04-Feb-21
4/1429 High Street Glen Iris VIC 3146	\$623,000	17-Apr-21
6/23 Edgar Street Glen Iris VIC 3146	\$615,000	08-May-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: 23 June 2021



7/1421 High Street Glen Iris VIC 3146

2
 1
 1

Sold Price **\$610,000** Sold Date **04-Feb-21**

Distance -



4/1429 High Street Glen Iris VIC 3146

2
 1
 1

Sold Price ^{RS} **\$623,000** Sold Date **17-Apr-21**

Distance **0.1km**



6/23 Edgar Street Glen Iris VIC 3146

2
 1
 1

Sold Price ^{RS} **\$615,000** Sold Date **08-May-21**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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