

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 Irvine Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,705,000

House

X

Unit

Suburb

Glen Iris

Period - From 01/10/2018

to

31/12/2018

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	12 Howie St GLEN IRIS 3146	\$1,650,000	22/11/2018
2	22 Grandview Av GLEN IRIS 3146	\$1,600,000	11/04/2019
3	7 Lurnea Rd GLEN IRIS 3146	\$1,600,000	15/11/2018

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.

1 Irvine Street, Glen Iris Vic 3146

Noel Jones

Andrew Mackintosh

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Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

December quarter 2018: \$1,705,000



 3  1  2

Rooms: 6

Property Type: House

Land Size: 766 sqm approx

Agent Comments

Comparable Properties



12 Howie St GLEN IRIS 3146 (REI)

Agent Comments

 3  1  1

Price: \$1,650,000

Method: Auction Sale

Date: 22/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 681 sqm approx



22 Grandview Av GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$1,600,000

Method: Auction Sale

Date: 11/04/2019

Rooms: -

Property Type: House (Res)



7 Lurnea Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,600,000

Method: Private Sale

Date: 15/11/2018

Rooms: -

Property Type: House

Land Size: 704 sqm approx