

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

11/1526 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$460,000

&

\$500,000

Median sale price

Median price \$567,000

House

Unit

X

Suburb Glen Iris

Period - From 01/01/2019

to

31/03/2019

Source REIV

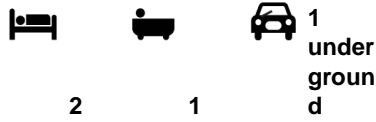
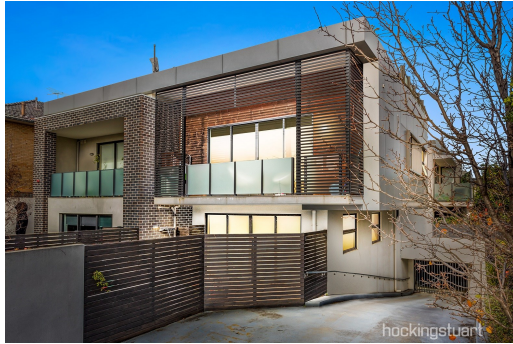
Comparable property sales (*Delete A or B below as applicable)

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	504/2a Clarence St MALVERN EAST 3145	\$530,000	25/01/2019
2	102/10-12 High St GLEN IRIS 3146	\$500,000	13/06/2019
3	56/1501-1503 Malvern Rd GLEN IRIS 3146	\$432,000	11/06/2019

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.

**Rooms:****Property Type:** Strata Unit/Flat**Land Size:** 57 sqm approx**Agent Comments**

Those with busy lifestyles and high expectations are going to love this stylish apartment with trams, trains, Harold Holt Swim Centre and shops all nearby. With intercom entrance, lift and basement parking, this rear-set apartment offers cosmopolitan living in the heart of Glen Iris.

Comparable Properties

**504/2a Clarence St MALVERN EAST 3145 (REI/VG)****Agent Comments****Price:** \$530,000**Method:** Private Sale**Date:** 25/01/2019**Rooms:** -**Property Type:** Apartment**102/10-12 High St GLEN IRIS 3146 (REI)****Agent Comments****Price:** \$500,000**Method:** Private Sale**Date:** 13/06/2019**Rooms:** -**Property Type:** Apartment**56/1501-1503 Malvern Rd GLEN IRIS 3146 (REI)****Agent Comments****Price:** \$432,000**Method:** Private Sale**Date:** 11/06/2019**Rooms:** -**Property Type:** Unit