

# 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

4/1279 High Street, 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)

Single price \$580,000

### Median sale price

Median price \$760,000

Property Type Unit

Suburb Glen Iris

Period - From 01/01/2023

to 31/12/2023

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	14/51 Kooyong Rd ARMADALE 3143	\$605,000	22/03/2024
2	502/15 Bond St CAULFIELD NORTH 3161	\$600,000	13/03/2024
3	104/1a Paxton St MALVERN EAST 3145	\$587,000	27/02/2024

**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.~~

This Statement of Information was prepared on:

04/04/2024 13:05



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$580,000  
**Median Unit Price**  
Year ending December 2023: \$760,000

## Comparable Properties



**14/51 Kooyong Rd ARMADALE 3143 (REI)**

Agent Comments



**Price:** \$605,000  
**Method:** Sold Before Auction  
**Date:** 22/03/2024  
**Property Type:** Apartment



**502/15 Bond St CAULFIELD NORTH 3161 (REI)**

Agent Comments



**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 13/03/2024  
**Property Type:** Apartment



**104/1a Paxton St MALVERN EAST 3145 (REI)**

Agent Comments



**Price:** \$587,000  
**Method:** Private Sale  
**Date:** 27/02/2024  
**Property Type:** Apartment

Account - Thomson | P: 03 95098244 | F: 95009693



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