

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

3/18 Peace Street, Glen Iris Vic 3146

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$770,000

Median sale price

Median price \$686,750

House

Unit

X

Suburb Glen Iris

Period - From 01/01/2018

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	1/75 Albion Rd ASHBURTON 3147	\$780,000	02/11/2018
2	2/1 Maverston St GLEN IRIS 3146	\$710,000	18/08/2018
3	3/59 Glen Iris Rd GLEN IRIS 3146	\$690,000	17/11/2018

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.

3/18 Peace Street, Glen Iris Vic 3146

NoelJones

Glen Iris

Christine Arazi

03 9885 2444

0409 231 653

christine.arazi@noeljones.com.au

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending December 2018: \$686,750



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Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



1/75 Albion Rd ASHBURTON 3147 (REI)

Agent Comments

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Price: \$780,000

Method: Private Sale

Date: 02/11/2018

Rooms: -

Property Type: Townhouse (Single)



2/1 Maverston St GLEN IRIS 3146 (REI)

Agent Comments

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Price: \$710,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: Unit



3/59 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

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Price: \$690,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: Unit