

# 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

23/1553 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)

Range between

\$250,000

&

\$275,000

### Median sale price

Median price

\$673,500

Property Type

Unit

Suburb

Glen Iris

Period - From

04/04/2021

to

03/04/2022

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	2/36 Burke Rd MALVERN EAST 3145	\$268,000	29/10/2021
2	11/6 Edgar St GLEN IRIS 3146	\$250,000	16/12/2021
3	1/1555 High St GLEN IRIS 3146	\$241,000	17/12/2021

**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:

04/04/2022 15:03



1   
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**Property Type:** Flat/ Strata

Agent Comments

**Indicative Selling Price**

\$250,000 - \$275,000

**Median Unit Price**

04/04/2021 - 03/04/2022: \$673,500

## Comparable Properties



**2/36 Burke Rd MALVERN EAST 3145 (REI)**

Agent Comments

1   
 1   
 1

**Price:** \$268,000

**Method:** Private Sale

**Date:** 29/10/2021

**Property Type:** Apartment



**11/6 Edgar St GLEN IRIS 3146 (REI/VG)**

Agent Comments

1   
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 1

**Price:** \$250,000

**Method:** Private Sale

**Date:** 16/12/2021

**Property Type:** Apartment



**1/1555 High St GLEN IRIS 3146 (REI/VG)**

Agent Comments

1   
 1   
 1

**Price:** \$241,000

**Method:** Private Sale

**Date:** 17/12/2021

**Property Type:** Apartment

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