

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 Bourne Road, Glen Iris Vic 3146

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,000,500

House

X

Unit

Suburb

Glen Iris

Period - From 01/10/2016

to

30/09/2017

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	16 Wallis Av GLEN IRIS 3146	\$2,155,000	24/06/2017
2	15 Seaton St GLEN IRIS 3146	\$2,152,500	02/09/2017
3	11 Walerna Rd GLEN IRIS 3146	\$2,001,000	18/11/2017

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 2 2

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 638 sqm approx

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending September 2017: \$2,000,500

Comparable Properties



16 Wallis Av GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,155,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 6

Property Type: House (Res)

Land Size: 715 sqm approx



15 Seaton St GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$2,152,500

Method: Auction Sale

Date: 02/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 656 sqm approx



11 Walerna Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,001,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 7

Property Type: House (Res)