

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

2/83 Carroll Crescent, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$795,000

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 | 3/8 Creswick St GLEN IRIS 3146 | \$820,000 | 08/09/2018 |
| 2 | 4/122 Milton Pde GLEN IRIS 3146 | \$806,000 | 06/12/2018 |
| 3 | 5/122-126 Milton Pde GLEN IRIS 3146 | \$805,000 | 06/10/2018 |

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.



2 1 1

Rooms:

Property Type: House - Duplex
(Semi-detached)

Agent Comments

Comparable Properties



3/8 Creswick St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$820,000

Method: Auction Sale

Date: 08/09/2018

Rooms: -

Property Type: Unit



4/122 Milton Pde GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$806,000

Method: Sold Before Auction

Date: 06/12/2018

Rooms: -

Property Type: Townhouse (Res)

Land Size: 137 sqm approx



5/122-126 Milton Pde GLEN IRIS 3146 (REI/VG) **Agent Comments**

2 1 1

Price: \$805,000

Method: Auction Sale

Date: 06/10/2018

Rooms: -

Property Type: Unit