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	4/1415 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between	$650,000	&	$700,000

Median sale price

Median price	$708,000	House		Unit	X	Suburb	Glen Iris
Period - From	01/01/2018	to	31/03/2018	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	5/1421 High St GLEN IRIS 3146	$742,000	11/11/2017
2	1/51 Osborne Av GLEN IRIS 3146	$706,000	24/02/2018
3	8/1452 Malvern Rd GLEN IRIS 3146	$646,000	10/02/2018

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.~~

hockingstuart

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Indicative Selling Price
$650,000 - $700,000
Median Unit Price
March quarter 2018: $708,000

🛏 2   🛁 1   🚗 1

Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties

5/1421 High St GLEN IRIS 3146 (REI)

🛏 2   🛁 1   🚗 1

Price: $742,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 3
Property Type: Apartment

Agent Comments

1/51 Osborne Av GLEN IRIS 3146 (REI)

🛏 2   🛁 1   🚗 1

Price: $706,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: Unit

Agent Comments

8/1452 Malvern Rd GLEN IRIS 3146 (REI)

🛏 2   🛁 1   🚗 1

Price: $646,000
Method: Auction Sale
Date: 10/02/2018
Rooms: -
Property Type: Apartment

Agent Comments