

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

4/4 Kent Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$635,000

House

Unit

X

Suburb

Glen Iris

Period - From 01/07/2018

to

30/06/2019

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	33/202 Wattletree Rd MALVERN 3144	\$400,000	08/03/2019
2	G6/1011 Toorak Rd CAMBERWELL 3124	\$389,000	19/08/2019
3	7/12 Belmont Av GLEN IRIS 3146	\$375,250	01/08/2019

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.

Steve Burke

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Indicative Selling Price

\$385,000

Median Unit Price

Year ending June 2019: \$635,000



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Rooms:**Property Type:** Strata Unit/Flat**Agent Comments**

The complete package! Unbeatable from investor or home buyer perspective, this ground floor 1 bedroom apartment is an exciting discovery near Harold Holt Swim Centre, Gardiner station and trams. Secure beyond intercom and car space, contemporary style and sunny appeal packs an intelligent floorplan.

Comparable Properties

**33/202 Wattletree Rd MALVERN 3144 (REI/VG)** Agent Comments

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Price: \$400,000**Method:** Private Sale**Date:** 08/03/2019**Rooms:** 4**Property Type:** Apartment**G6/1011 Toorak Rd CAMBERWELL 3124 (REI)** Agent Comments

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Price: \$389,000**Method:** Private Sale**Date:** 19/08/2019**Rooms:** 3**Property Type:** Apartment**7/12 Belmont Av GLEN IRIS 3146 (REI)**

Agent Comments

1 1 1

Price: \$375,250**Method:** Private Sale**Date:** 01/08/2019**Rooms:** -**Property Type:** Apartment