

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

19 Florizel Street, Glen Iris Vic 3146

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

Single price \$1,790,000

Median sale price

Median price \$1,890,000

House

X

Unit

Suburb Glen Iris

Period - From 01/07/2018

to

30/09/2018

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 | 65 Celia St GLEN IRIS 3146 | \$1,890,000 | 18/09/2018 |
| 2 | 46 Brandon St GLEN IRIS 3146 | \$1,845,000 | 23/05/2018 |
| 3 | 48 Kerferd Rd GLEN IRIS 3146 | \$1,788,000 | 27/10/2018 |

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.



3 2 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



65 Celia St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 1

Price: \$1,890,000

Method: Private Sale

Date: 18/09/2018

Rooms: -

Property Type: House

Land Size: 650 sqm approx



46 Brandon St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 2

Price: \$1,845,000

Method: Sold Before Auction

Date: 23/05/2018

Rooms: 7

Property Type: House

Land Size: 650 sqm approx



48 Kerferd Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 -

Price: \$1,788,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 557 sqm approx