

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

1/4 Bonnyview Street, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$1,400,000

Median sale price

Median price

\$2,075,000

Property Type

House

Suburb

Glen Iris

Period - From

01/07/2019

to

30/09/2019

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	5/120 High St GLEN IRIS 3146	\$1,465,000	23/11/2019
2	3/28 Thomas St CAMBERWELL 3124	\$1,375,000	25/05/2019
3	32b Silver Ash Av ASHWOOD 3147	\$1,360,809	20/08/2019

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.~~

This Statement of Information was prepared on:

23/11/2019 18:08



4 2.5 2

Rooms: 7

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,400,000

Median House Price

September quarter 2019: \$2,075,000

Comparable Properties



5/120 High St GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,465,000

Method: Auction Sale

Date: 23/11/2019

Property Type: Townhouse (Single)



3/28 Thomas St CAMBERWELL 3124 (REI/VG)

Agent Comments

4 3 2

Price: \$1,375,000

Method: Private Sale

Date: 25/05/2019

Property Type: Townhouse (Single)



32b Silver Ash Av ASHWOOD 3147 (REI/VG)

Agent Comments

4 3 2

Price: \$1,360,809

Method: Private Sale

Date: 20/08/2019

Property Type: Townhouse (Single)

Land Size: 810 sqm approx