

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

203/220 BURKE ROAD GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$365,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 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

101/220 BURKE ROAD GLEN IRIS VIC 3146	\$390,000	07-Mar-23
107/220 BURKE ROAD GLEN IRIS VIC 3146	\$365,000	23-Aug-23
3/1526 HIGH STREET GLEN IRIS VIC 3146	\$455,000	04-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 16 October 2023



**101/220 BURKE ROAD GLEN IRIS
VIC 3146**

 1  1  1

Sold Price

\$390,000

Sold Date

07-Mar-23

Distance

0km



**107/220 BURKE ROAD GLEN IRIS
VIC 3146**

 1  1  1

Sold Price

^{RS} **\$365,000**

Sold Date

23-Aug-23

Distance

0km



**3/1526 HIGH STREET GLEN IRIS VIC
3146**

 1  1  1

Sold Price

\$455,000

Sold Date

04-Mar-23

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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