

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

306/25 Trent Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$795,000

&

\$874,500

Median sale price

Median price \$728,000

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2020

to 30/09/2021

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 | 12/1 Conservatory Dr BURWOOD 3125 | \$860,000 | 06/11/2021 |
| 2 | 6/1 Conservatory Dr BURWOOD 3125 | \$845,000 | 01/10/2021 |
| 3 | 407/25 Trent St GLEN IRIS 3146 | \$820,000 | 09/02/2021 |

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:

14/12/2021 19:38



3 2 2

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



12/1 Conservatory Dr BURWOOD 3125 (REI/VG)

Agent Comments

3 2 2

Price: \$860,000

Method: Auction Sale

Date: 06/11/2021

Property Type: Unit

Land Size: 123 sqm approx



6/1 Conservatory Dr BURWOOD 3125 (REI/VG) Agent Comments

3 2 1

Price: \$845,000

Method: Sold Before Auction

Date: 01/10/2021

Property Type: Apartment

407/25 Trent St GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$820,000

Method: Sale

Date: 09/02/2021

Property Type: Strata Unit/Flat