

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

30 Staughton Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$2,350,000

Property Type House

Suburb Glen Iris

Period - From 01/01/2020

to 31/03/2020

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	29 Athelstan Rd CAMBERWELL 3124	\$2,650,000	13/01/2020
2	3 The Grove CAMBERWELL 3124	\$2,560,000	19/03/2020
3	14 Francis Cr GLEN IRIS 3146	\$2,505,000	04/05/2020

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:

01/07/2020 19:22



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Property Type: House
Land Size: 747 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
March quarter 2020: \$2,350,000

Comparable Properties



29 Athelstan Rd CAMBERWELL 3124 (VG)

Agent Comments

4 - -

Price: \$2,650,000
Method: Sale
Date: 13/01/2020
Property Type: House (Res)
Land Size: 803 sqm approx



3 The Grove CAMBERWELL 3124 (REI/VG)

Agent Comments

4 2 2

Price: \$2,560,000
Method: Sold Before Auction
Date: 19/03/2020
Property Type: House (Res)
Land Size: 638 sqm approx



14 Francis Cr GLEN IRIS 3146 (REI)

Agent Comments

4 2 3

Price: \$2,505,000
Method: Private Sale
Date: 04/05/2020
Property Type: House (Res)
Land Size: 720 sqm approx