

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

206/1457 HIGH STREET 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

\$789,000

&

\$867,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$766,250

Property type

Unit

Suburb

Glen Iris

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

19/233 BURKE ROAD GLEN IRIS VIC 3146	860000	07-Jul-22
101/1457 HIGH STREET GLEN IRIS VIC 3146	828000	27-May-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 18 November 2022



**19/233 BURKE ROAD GLEN IRIS
VIC 3146**

 2  2  1

Sold Price

860000

Sold Date

07-Jul-22

Distance

0.19km



**101/1457 HIGH STREET GLEN IRIS
VIC 3146**

 2  2  2

Sold Price

828000

Sold Date

27-May-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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