

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

14/37 Carroll Crescent, Glen Iris Vic 3146

Indicative selling price

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

Range between \$580,000 & \$610,000

Median sale price

Median price \$753,000 Property Type Unit Suburb Glen Iris

Period - From 01/01/2021 to 31/03/2021 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	4/1429 High St GLEN IRIS 3146	\$623,000	17/04/2021
2	10/29 Belmont Av.N GLEN IRIS 3146	\$610,000	30/01/2021
3	7/1395 High St GLEN IRIS 3146	\$586,000	20/03/2021

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:

20/04/2021 09:43

Jay Price
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Indicative Selling Price
\$580,000 - \$610,000
Median Unit Price
March quarter 2021: \$753,000



2 1 1

Property Type: Apartment
Land Size: 80 sqm approx
Agent Comments

Comparable Properties



4/1429 High St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$623,000
Method: Auction Sale
Date: 17/04/2021
Property Type: Apartment



10/29 Belmont Av.N GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$610,000
Method: Auction Sale
Date: 30/01/2021
Property Type: Apartment



7/1395 High St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$586,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Apartment