

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

2/37 Carroll Crescent, Glen Iris Vic 3146

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$779,500

House

Unit

X

Suburb Glen Iris

Period - From 01/04/2017

to

30/06/2017

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	4/8 Osborne Av GLEN IRIS 3146	\$570,000	27/05/2017
2	1/1460 Malvern Rd GLEN IRIS 3146	\$541,000	08/10/2017
3	8/66 Edgar St.N GLEN IRIS 3146	\$537,000	09/09/2017

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.



2
 1
 1

Rooms: 3

Property Type: Strata Unit/Flat

Land Size: 79 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

June quarter 2017: \$779,500

Comparable Properties



4/8 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2
 1
 1

Price: \$570,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 4

Property Type: Apartment



1/1460 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2
 1
 1

Price: \$541,000

Method: Sold Before Auction

Date: 08/10/2017

Rooms: 4

Property Type: Apartment



8/66 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments

2
 1
 1

Price: \$537,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 4

Property Type: Apartment