

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

G13/25 Trent Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$518,000

Median sale price

Median price \$665,000

House

Unit

X

Suburb Glen Iris

Period - From 01/07/2018

to 30/09/2018

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	15/202 Glen Iris Rd GLEN IRIS 3146	\$540,000	08/09/2018
2	G10/565 Camberwell Rd CAMBERWELL 3124	\$520,000	12/09/2018
3	310/1101 Toorak Rd CAMBERWELL 3124	\$451,000	30/08/2018

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.

Steve Burke

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Indicative Selling Price

\$518,000

Median Unit Price

September quarter 2018: \$665,000



			1- Basem ent with Storag e Cage
1	1		

Rooms:**Property Type:** Strata Unit/Flat**Agent Comments**

A cosmopolitan retreat in leafy Glen Iris, this ground floor apartment offers a boutique lifestyle close to Burwood trains, trams and cafes. Step into a stylish 1 bedroom haven where Euro/stone kitchen/living domain opens to a private west terrace. A bonus separate study, and much more

Comparable Properties

**15/202 Glen Iris Rd GLEN IRIS 3146 (REI)****Agent Comments**

	2		2		1
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Price: \$540,000**Method:** Auction Sale**Date:** 08/09/2018**Rooms:** 5**Property Type:** Apartment**G10/565 Camberwell Rd CAMBERWELL 3124 (REI/VG)****Agent Comments**

	2		1		1
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Price: \$520,000**Method:** Private Sale**Date:** 12/09/2018**Rooms:** 4**Property Type:** Apartment**310/1101 Toorak Rd CAMBERWELL 3124 (REI/VG)****Agent Comments**

	2		2		1
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Price: \$451,000**Method:** Private Sale**Date:** 30/08/2018**Rooms:** -**Property Type:** Apartment