

# 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

7/202 Glen Iris Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$525,000

### Median sale price

Median price \$715,000 Property Type Unit Suburb Glen Iris

Period - From 01/07/2021 to 30/06/2022 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	3/202 Glen Iris Rd, Glen Iris, Vic 3146, Australia	\$565,000	11/02/2022
2	8/202 Glen Iris Rd GLEN IRIS 3146	\$575,000	19/03/2022
3			

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:

04/08/2022 15:49



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$525,000

**Median Unit Price**

Year ending June 2022: \$715,000

## Comparable Properties

**3/202 Glen Iris Rd, Glen Iris, Vic 3146,  
Australia (REI)**

**Agent Comments**

 2  2  1

**Price:** \$565,000

**Method:**

**Date:** 11/02/2022

**Property Type:** Apartment

**8/202 Glen Iris Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

 2  2  2

**Price:** \$575,000

**Method:** Auction Sale

**Date:** 19/03/2022

**Property Type:** Apartment

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.

**Account - Woodards** | P: 03 9519 8333 | F: 03 9519 8300