Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	11/14-16 Nash Street, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Single price \$570,000

Median sale price

Median price	\$695,000	Pro	perty Type	Jnit		Suburb	Glen Iris
Period - From	07/07/2021	to	06/07/2022	s	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	5/3 Osborne Av GLEN IRIS 3146	\$586,000	26/03/2022
2	4/423 Tooronga Rd HAWTHORN EAST 3123	\$578,000	04/06/2022
3	10/10 Nash St GLEN IRIS 3146	\$573,000	22/06/2022

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:	07/07/2022 12:24



Date of sale







Rooms: 3

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$570,000 **Median Unit Price** 07/07/2021 - 06/07/2022: \$695,000

Comparable Properties



5/3 Osborne Av GLEN IRIS 3146 (REI/VG)





Price: \$586,000 Method: Auction Sale

Date: 26/03/2022 Property Type: Apartment **Agent Comments**

4/423 Tooronga Rd HAWTHORN EAST 3123

(REI)





Price: \$578,000 Method: Auction Sale

Date: 04/06/2022 Property Type: Unit Agent Comments

10/10 Nash St GLEN IRIS 3146 (REI)







Price: \$573.000 Method: Private Sale Date: 22/06/2022

Property Type: Apartment

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888





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