

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

11/14-16 Nash Street, Glen Iris Vic 3146

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

Property Type

Unit

Suburb

Glen Iris

Period - From

07/07/2021

to

06/07/2022

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	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



2 1 1

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)

Agent Comments

2 1 1

Price: \$586,000

Method: Auction Sale

Date: 26/03/2022

Property Type: Apartment

4/423 Tooronga Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$578,000

Method: Auction Sale

Date: 04/06/2022

Property Type: Unit



10/10 Nash St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$573,000

Method: Private Sale

Date: 22/06/2022

Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888