

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

5 Vale Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,125,000

Property Type House

Suburb Glen Iris

Period - From 01/10/2019

to 31/12/2019

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.

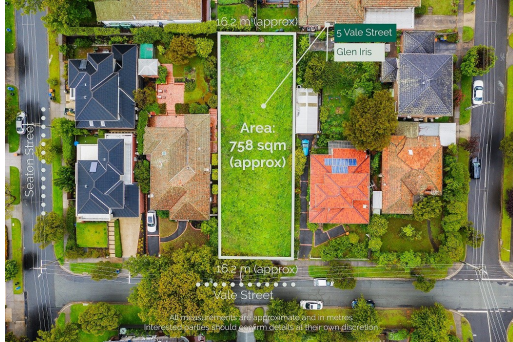
| | Address of comparable property | Price | Date of sale |
|---|-----------------------------------|-------------|--------------|
| 1 | 18 Webb St GLEN IRIS 3146 | \$2,265,000 | 08/10/2019 |
| 2 | 12 Barina Rd GLEN IRIS 3146 | \$2,050,000 | 13/09/2019 |
| 3 | 6 The Boulevard MALVERN EAST 3145 | \$1,990,000 | 11/09/2019 |

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:

28/02/2020 18:59



Property Type: House
Land Size: 758 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
December quarter 2019: \$2,125,000

Comparable Properties



18 Webb St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,265,000
Method: Sold Before Auction
Date: 08/10/2019
Rooms: 5
Property Type: House (Res)
Land Size: 794 sqm approx



12 Barina Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,050,000
Method: Private Sale
Date: 13/09/2019
Property Type: House (Res)
Land Size: 675 sqm approx



6 The Boulevard MALVERN EAST 3145 (VG)

Agent Comments



Price: \$1,990,000
Method: Sale
Date: 11/09/2019
Property Type: House (Res)
Land Size: 769 sqm approx