

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

1-37 Aintree Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$640,000

&

\$680,000

Median sale price

Median price \$672,900

House

Unit

X

Suburb Glen Iris

Period - From 01/04/2018

to

31/03/2019

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 | 1/8 Gordon Gr MALVERN 3144 | \$700,000 | 30/05/2019 |
| 2 | 2/23 Raleigh St MALVERN 3144 | \$687,500 | 06/04/2019 |
| 3 | 2/240 Wattletree Rd MALVERN 3144 | \$610,000 | 27/04/2019 |

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.



2
 1
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Rooms:**Property Type:** Apartment

Agent Comments

Close to Tooronga Village, the Harold Holt Swim Centre and public transport, this private apartment offers complete ease of living in a quiet tree-lined street. Abundant with natural light and an easy stroll away from a variety of local cafes, it tends to every aspect of convenient outer-suburban living, proving it to be an astute investment or great home base for downsizers, professionals or young families.

Comparable Properties

**1/8 Gordon Gr MALVERN 3144 (REI)**

Agent Comments

2
 1
 1

Price: \$700,000**Method:** Auction Sale**Date:** 30/05/2019**Rooms:** -**Property Type:** Apartment**2/23 Raleigh St MALVERN 3144 (REI/VG)**

Agent Comments

2
 1
 1

Price: \$687,500**Method:** Auction Sale**Date:** 06/04/2019**Rooms:** 3**Property Type:** Apartment**2/240 Wattletree Rd MALVERN 3144 (REI)**

Agent Comments

2
 1
 1

Price: \$610,000**Method:** Auction Sale**Date:** 27/04/2019**Rooms:** 3**Property Type:** Apartment