

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

3/1423 HIGH STREET GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 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

1/25 OSBORNE AVENUE GLEN IRIS VIC 3146	\$515,000	29-Jan-24
10/64 EDGAR STREET NORTH GLEN IRIS VIC 3146	\$515,000	05-Jun-24
103/220 BURKE ROAD GLEN IRIS VIC 3146	\$488,000	22-Feb-24

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 6 months.~~

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1/25 OSBORNE AVENUE GLEN IRIS VIC 3146 Sold Price **\$515,000** Sold Date **29-Jan-24**

 2  1  1

Distance **0.31km**



10/64 EDGAR STREET NORTH GLEN IRIS VIC 3146 Sold Price ^{RS} **\$515,000** Sold Date **05-Jun-24**

 2  1  1

Distance **0.95km**



103/220 BURKE ROAD GLEN IRIS VIC 3146 Sold Price **\$488,000** Sold Date **22-Feb-24**

 2  1  1

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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