

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

5/153-155 Finch Street, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$990,000

Median sale price

Median price

\$728,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/10/2020

to

30/09/2021

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	101/361 Glenferrie Rd MALVERN 3144	\$995,000	29/09/2021
2	102/361 Glenferrie Rd MALVERN 3144	\$1,000,000	05/07/2021
3	2/9 Park Rd GLEN IRIS 3146	\$1,035,000	18/06/2021

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:

15/10/2021 13:30

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$990,000

Median Unit Price

Year ending September 2021: \$728,000



2 2 2

Property Type: Flat

Agent Comments

Comparable Properties



101/361 Glenferrie Rd MALVERN 3144 (REI)

Agent Comments

2 2 1

Price: \$995,000

Method: Private Sale

Date: 29/09/2021

Property Type: Apartment



102/361 Glenferrie Rd MALVERN 3144 (REI/VG) **Agent Comments**

2 2 1

Price: \$1,000,000

Method: Sold Before Auction

Date: 05/07/2021

Property Type: Apartment



2/9 Park Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$1,035,000

Method: Private Sale

Date: 18/06/2021

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525