

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

5/3 HOPE 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Aug 2023

to

31 Jul 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

8/1423 HIGH STREET GLEN IRIS VIC 3146	\$591,000	30-May-24
4/31 OSBORNE AVENUE GLEN IRIS VIC 3146	\$605,000	03-Aug-24
1/6 MAITLAND STREET GLEN IRIS VIC 3146	\$600,500	31-Jul-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.~~

This Statement of Information was prepared on: 09 August 2024