

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 8 King 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)

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,850,000 Property type House Suburb Glen Iris

Period - From 01/04/2019 to 30/06/2019 Source REIV

Comparable property sales

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
46 Kerferd Road, Glen Iris	\$1,525,000	13/05/2019
17 Cairnes Crescent, Glen Iris	\$1,501,700	20/04/2019
4 Victor Road, Glen Iris	\$1,560,000	20/03/2019

This Statement of Information was prepared on: 9 September 2019