

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

25 Bertram Street, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$730,000

&

\$800,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Glen Iris

Period - From

23/03/2019

to

22/03/2020

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	1/4 Maverston St GLEN IRIS 3146	\$792,000	28/11/2019
2	4/1 Alfred Rd GLEN IRIS 3146	\$753,500	25/09/2019
3	3/6 Laxdale Rd CAMBERWELL 3124	\$750,000	16/11/2019

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.~~

This Statement of Information was prepared on:

23/03/2020 12:11

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Indicative Selling Price

\$730,000 - \$800,000

Median Unit Price

23/03/2019 - 22/03/2020: \$630,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/4 Maverston St GLEN IRIS 3146 (VG)

Agent Comments



Price: \$792,000

Method: Sale

Date: 28/11/2019

Property Type: Flat/Unit/Apartment (Res)



4/1 Alfred Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$753,500

Method: Private Sale

Date: 25/09/2019

Property Type: Unit



3/6 Laxdale Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 16/11/2019

Rooms: 3

Property Type: Unit