

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

4/23 Gardiner Parade, Glen Iris, VIC 3146

Indicative selling price

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

Single price

or range between

\$750,000

&

\$800,000

Median sale price

Median price

\$ 782,500

Property type

Unit

Suburb

GLEN IRIS

Period - From

27/12/2020

to

25/06/2021

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 3/25 Iris Road Glen Iris Vic 3146	\$730,000	2021-06-12
2 9/887 Toorak Road Camberwell Vic 3124	\$729,000	2021-03-31
3 3/309 High Street Ashburton Vic 3147	\$758,000	2021-02-26

This Statement of Information was prepared on:

25/06/2021

