

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

9 Hortense Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,755,000

&

\$1,930,500

Median sale price

Median price \$2,008,000

House

X

Unit

Suburb

Glen Iris

Period - From 01/01/2017

to

31/12/2017

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	67 Florizel St GLEN IRIS 3146	\$2,180,000	26/08/2017
2	17 Nerissa St GLEN IRIS 3146	\$1,910,000	02/09/2017
3	54 Brandon St GLEN IRIS 3146	\$1,900,000	25/11/2017

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.



3 2 4

Rooms: 7

Property Type: House

Land Size: 724.50 sqm approx

Agent Comments

Original home

Comparable Properties



67 Florizel St GLEN IRIS 3146 (REI)

Agent Comments

3 2 1

Price: \$2,180,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 6

Property Type: House (Res)

Land Size: 650 sqm approx



17 Nerissa St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$1,910,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 848 sqm approx



54 Brandon St GLEN IRIS 3146 (REI)

Agent Comments

3 1 1

650 sq m (approx)

Price: \$1,900,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 4

Property Type: House (Res)