

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

2/247 Burke Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$567,000

House

Unit

X

Suburb Glen Iris

Period - From 01/01/2019

to

31/03/2019

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	4/3 Hope St GLEN IRIS 3146	\$546,000	13/04/2019
2	9/1456 Malvern Rd GLEN IRIS 3146	\$536,000	22/06/2019
3	8/21-23 Parslow St MALVERN 3144	\$521,500	15/06/2019

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.

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2 1 1

Rooms:**Property Type:** Unit**Land Size:** 81 sqm approx**Agent Comments**

Sitting well back from the road in an iconic 60's block clearly loved and immaculately tended by its house-proud residents, this lovely elevated apartment is a sensational lifestyle and location package.

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

March quarter 2019: \$567,000

Comparable Properties

**4/3 Hope St GLEN IRIS 3146 (REI)****Agent Comments**

2 1 1

Price: \$546,000**Method:** Auction Sale**Date:** 13/04/2019**Rooms:** -**Property Type:** Apartment**9/1456 Malvern Rd GLEN IRIS 3146 (REI)****Agent Comments**

2 1 1

Price: \$536,000**Method:** Auction Sale**Date:** 22/06/2019**Rooms:** -**Property Type:** Apartment**8/21-23 Parslow St MALVERN 3144 (REI)****Agent Comments**

2 1 1

Price: \$521,500**Method:** Private Sale**Date:** 15/06/2019**Rooms:** -**Property Type:** Apartment