



## **STATEMENT OF INFORMATION**

SINGLE RESIDENTIAL PROPERTY LOCATED IN THE MELBOURNE METROPOLITAN AREA  
SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

### **Property offered for sale**

Address: 1/5 Queens Parade Glen Iris

### **Indicative selling price** *(For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting))*

Range Between \$750,000 & \$800,000

### **Median Sale Price**

Median price: \$868,000    Unit    Suburb: Glen Iris  
Period from: 1 Apr 2017 - 30 Jun 2017 – 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 consider to be most comparable to the property for sale.



5/26 Cornell Street  
Camberwell    VIC 3124  
Sold Price: \$755,000  
Sold Date: 08 Jul 2017



4/3 Wanawong Crescent  
Camberwell    VIC 3124  
Sold Price: \$760,000  
Sold Date: 19 May 2017



1 Aminya Place  
Camberwell    VIC 3124  
Sold Price: \$731,000  
Sold Date: 27 Jun 2017