

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 King Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$2,430,000 Property Type House Suburb Glen Iris

Period - From 01/07/2021 to 30/09/2021 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	423 Burke Rd GLEN IRIS 3146	\$1,400,000	22/09/2021
2	3/1441 High St GLEN IRIS 3146	\$1,400,000	22/07/2021
3	3/831 Toorak Rd HAWTHORN EAST 3123	\$1,340,000	19/10/2021

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:

24/11/2021 08:51

**Property Type:** House (Res)

Agent Comments

Brand new 4 bedroom 3 bathroom New York terrace-style residence featuring a Hamptons style stone kitchen (Smeg appliances), gorgeous living and dining, a brilliant main bedroom (2 WIRs & sublime ensuite), 3 additional bedrooms (BIRs) with innovative versatility and a superb alfresco deck. Perfect for those who love high-end style and low-maintenance living, it boasts ducted heating/air cond, double glazing, plantation shutters & an auto 3-car basement garage. Walk to transport, Malvern Road shops, cafés & schools. Own title.

Comparable Properties

**423 Burke Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

**Price:** \$1,400,000**Method:** Private Sale**Date:** 22/09/2021**Property Type:** Townhouse (Res)**Land Size:** 297 sqm approx**3/1441 High St GLEN IRIS 3146 (REI/VG)**

Agent Comments

**Price:** \$1,400,000**Method:** Sold Before Auction**Date:** 22/07/2021**Property Type:** Townhouse (Res)**3/831 Toorak Rd HAWTHORN EAST 3123 (REI)** Agent Comments**Price:** \$1,340,000**Method:** Sold Before Auction**Date:** 19/10/2021**Property Type:** Townhouse (Res)