

# 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

1/23 Aintree Road, Glen Iris Vic 3146

### Indicative selling price

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

Range between \$610,000

&

\$660,000

### Median sale price

Median price \$740,000

Property Type Unit

Suburb Glen Iris

Period - From 01/04/2022

to 30/06/2022

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	2/24 Edgar St GLEN IRIS 3146	\$679,500	18/05/2022
2	2/29 Osborne Av GLEN IRIS 3146	\$650,000	31/08/2022
3	4/10 Chanak St MALVERN EAST 3145	\$626,660	20/08/2022

**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:

24/09/2022 12:46



 2  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$610,000 - \$660,000

**Median Unit Price**

June quarter 2022: \$740,000

## Comparable Properties



**2/24 Edgar St GLEN IRIS 3146 (REI/VG)**

 2  1  2

**Price:** \$679,500

**Method:** Sold Before Auction

**Date:** 18/05/2022

**Property Type:** Apartment

Agent Comments

Similar property with 2 car parking



**2/29 Osborne Av GLEN IRIS 3146 (REI)**

 2  1  1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 31/08/2022

**Property Type:** Apartment

Agent Comments

Similar ground floor apartment with courtyard



**4/10 Chanak St MALVERN EAST 3145 (REI)**

 2  1  1

**Price:** \$626,660

**Method:** Private Sale

**Date:** 20/08/2022

**Property Type:** Unit

Agent Comments

Renovated property with no courtyard