

Andrew Mackintosh 9809 2000 0418 540 060 andrew.mackintosh@noeljones.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
--	-----	-------	---------	---------	---

Address	1a Rosemary Grove, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000

Median sale price

Median price	\$2,082,500	Hou	se X	Unit		Suburb	Glen Iris
Period - From	01/04/2017	to	30/06/2017		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.

Add	dress of comparable property	Price	Date of sale
1	2/2 Through Rd CAMBERWELL 3124	\$1,410,000	12/08/2017
2	1a Pascoe St GLEN IRIS 3146	\$1,330,000	27/05/2017
3	1/5 Eddy St CAMBERWELL 3124	\$1,240,888	01/07/2017

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.

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537





Generated: 18/08/2017 16:34



Andrew Mackintosh 9809 2000 0418 540 060 andrew.mackintosh@noeljones.com.au

> **Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price** June guarter 2017: \$2,082,500



=3

Rooms:

Property Type: House (Res) Land Size: 344 sqm approx

Agent Comments

Comparable Properties



2/2 Through Rd CAMBERWELL 3124 (REI)

Price: \$1,410,000 Method: Auction Sale Date: 12/08/2017

Rooms: -

Property Type: Townhouse (Res) Land Size: 290 sqm approx

1a Pascoe St GLEN IRIS 3146 (REI/VG)



Price: \$1,330,000 Method: Auction Sale Date: 27/05/2017

Rooms: 6

Property Type: Unit

Land Size: 296 sqm approx

1/5 Eddy St CAMBERWELL 3124 (REI)







Price: \$1,240,888 Method: Private Sale Date: 01/07/2017

Rooms: 8

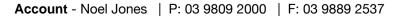
Property Type: Townhouse (Res)

Agent Comments

Agent Comments

Agent Comments









Generated: 18/08/2017 16:34