

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

1a Rosemary Grove, Glen Iris Vic 3146

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

House

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.

	Address 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.



3 2 1

Rooms:

Property Type: House (Res)

Land Size: 344 sqm approx

Agent Comments

Comparable Properties



2/2 Through Rd CAMBERWELL 3124 (REI)

Agent Comments

3 3 2

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)

Agent Comments

3 2 1

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)

Agent Comments

3 2 2

Price: \$1,240,888

Method: Private Sale

Date: 01/07/2017

Rooms: 8

Property Type: Townhouse (Res)