

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

6a Bonnyview Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$1,470,000

Median sale price

Median price \$2,074,250

House

X

Unit

Suburb Glen Iris

Period - From 01/04/2018

to

30/06/2018

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	2a Howard St GLEN IRIS 3146	\$1,640,000	03/03/2018
2	1/66 Glen Iris Rd GLEN IRIS 3146	\$1,505,000	04/08/2018
3	2/1 Mont Iris Av GLEN IRIS 3146	\$1,460,000	24/03/2018

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.



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Rooms: 7
Property Type: House
Land Size: 376 sqm approx
Agent Comments

Indicative Selling Price
\$1,470,000

Median House Price
June quarter 2018: \$2,074,250

Comparable Properties



2a Howard St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,640,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 399 sqm approx



1/66 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,505,000
Method: Auction Sale
Date: 04/08/2018
Rooms: 6
Property Type: House (Res)



2/1 Mont Iris Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,460,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 5
Property Type: Unit
Land Size: 317 sqm approx