

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

2/4 Peace Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$680,000

Median sale price

Median price \$680,000

House

Unit

X

Suburb Glen Iris

Period - From 01/10/2017

to

31/12/2017

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	9/249 Burke Rd GLEN IRIS 3146	\$720,000	23/01/2018
2	4/23 Ashburn Gr ASHBURTON 3147	\$690,500	21/10/2017
3	1/23 Netherlee St GLEN IRIS 3146	\$665,500	22/11/2017

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.



2 1 2

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000

Median Unit Price
December quarter 2017: \$680,000

Comparable Properties



9/249 Burke Rd GLEN IRIS 3146 (REI)

Agent Comments

2 2 1

Price: \$720,000
Method: Private Sale
Date: 23/01/2018
Rooms: 5
Property Type: Unit



4/23 Ashburn Gr ASHBURTON 3147 (REI)

Agent Comments

2 1 1

Price: \$690,500
Method: Auction Sale
Date: 21/10/2017
Rooms: 4
Property Type: Unit



1/23 Netherlee St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$665,500
Method: Sold Before Auction
Date: 22/11/2017
Rooms: -
Property Type: Unit