

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

113/108 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$680,000

&

\$720,000

Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/01/2022

to

31/03/2022

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	108/436 Burke Rd CAMBERWELL 3124	\$740,000	10/02/2022
2	4/23 Belmont Av.N GLEN IRIS 3146	\$720,000	28/05/2022
3	410/25 Trent St GLEN IRIS 3146	\$710,000	24/03/2022

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:

01/06/2022 11:46

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com

Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

March quarter 2022: \$730,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



108/436 Burke Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 2 1

Price: \$740,000

Method: Private Sale

Date: 10/02/2022

Property Type: Apartment



4/23 Belmont Av.N GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$720,000

Method: Auction Sale

Date: 28/05/2022

Property Type: Unit



410/25 Trent St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$710,000

Method: Private Sale

Date: 24/03/2022

Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888