

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

6 Saxby Road Glen Iris VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,500,000

&

\$2,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,100,000

Property type

House

Suburb

Glen Iris

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

4 Bona Street Ashburton VIC 3147	\$2,950,000	13-Nov-20
991 Toorak Road Camberwell VIC 3124	\$2,700,000	26-Jun-20
6 Martin Road Glen Iris VIC 3146	\$2,725,000	23-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 27 November 2020

**4 Bona Street Ashburton VIC 3147**Sold Price ^{RS} **\$2,950,000** ^{UN} Sold Date **13-Nov-20** 4  2  2Distance **1.16km****991 Toorak Road Camberwell VIC 3124**Sold Price **\$2,700,000** Sold Date **26-Jun-20** 4  2  2Distance **1.95km****6 Martin Road Glen Iris VIC 3146**Sold Price ^{RS} **\$2,725,000** ^{UN} Sold Date **23-Nov-20** 4  2  3Distance **1.95km****RS** = Recent sale**UN** = Undisclosed Sale

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