

# 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

6/1526 High Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2019 to 31/03/2020 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	103/795 Toorak Rd HAWTHORN EAST 3123	\$566,000	03/02/2020
2	405/770c Toorak Rd GLEN IRIS 3146	\$531,000	23/05/2020
3	11/1737 Malvern Rd GLEN IRIS 3146	\$530,000	13/12/2019

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.~~

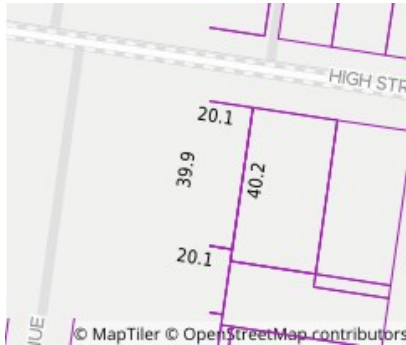
This Statement of Information was prepared on:

10/06/2020 16:30

6/1526 High Street, Glen Iris Vic 3146

Jay Price  
9818 1888  
0478 106 669  
jprice@hockingstuart.com.au

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
Year ending March 2020: \$650,000



2 1 1

**Property Type:** Apartment  
**Agent Comments**

## Comparable Properties



**103/795 Toorak Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$566,000  
**Method:** Private Sale  
**Date:** 03/02/2020  
**Property Type:** Apartment



**405/770c Toorak Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

2 1 1

**Price:** \$531,000  
**Method:** Auction Sale  
**Date:** 23/05/2020  
**Rooms:** 3  
**Property Type:** Apartment



**11/1737 Malvern Rd GLEN IRIS 3146 (VG)**

**Agent Comments**

2 - -

**Price:** \$530,000  
**Method:** Sale  
**Date:** 13/12/2019  
**Property Type:** Strata Unit/Flat

**Account - Belle Property Glen Iris | P: 03 98181888**