Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

8 Florence Street, Glen Iris Vic 3146

Indicative selling price

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

Range between	\$1,400,000	&	\$1,500,000

Median sale price

Median price	\$2,350,000	Pro	perty Type	House		Suburb	Glen Iris
Period - From	01/01/2020	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

1	98 Albion Rd ASHBURTON 3147	\$1,530,000	07/03/2020
2	15 Brixton Rise GLEN IRIS 3146	\$1,510,000	21/03/2020
3	11 Albion Rd GLEN IRIS 3146	\$1,410,000	19/05/2020

OR

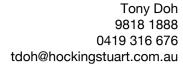
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/07/2020 15:33



Date of sale





\$1,400,000 - \$1,500,000 **Median House Price**

Indicative Selling Price March quarter 2020: \$2,350,000



Property Type: House Land Size: 587 sqm approx **Agent Comments**

Comparable Properties



98 Albion Rd ASHBURTON 3147 (REI/VG)

Price: \$1,530,000 Method: Auction Sale Date: 07/03/2020

Property Type: House (Res) Land Size: 620 sqm approx

Agent Comments



15 Brixton Rise GLEN IRIS 3146 (REI/VG)



Price: \$1,510,000 Method: Auction Sale Date: 21/03/2020

Property Type: House (Res) Land Size: 555 sqm approx Agent Comments



11 Albion Rd GLEN IRIS 3146 (REI)



Price: \$1,410,000

Method: Sold Before Auction

Date: 19/05/2020

Property Type: House (Res)

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



