

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

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

Property 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	Price	Date of sale
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

8 Florence Street, Glen Iris Vic 3146

Tony Doh
9818 1888
0419 316 676
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3 1.5 2

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

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
March quarter 2020: \$2,350,000

Comparable Properties



98 Albion Rd ASHBURTON 3147 (REI/VG)

Agent Comments

4 2 2

Price: \$1,530,000
Method: Auction Sale
Date: 07/03/2020
Property Type: House (Res)
Land Size: 620 sqm approx



15 Brixton Rise GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 1

Price: \$1,510,000
Method: Auction Sale
Date: 21/03/2020
Property Type: House (Res)
Land Size: 555 sqm approx



11 Albion Rd GLEN IRIS 3146 (REI)

Agent Comments

4 1 2

Price: \$1,410,000
Method: Sold Before Auction
Date: 19/05/2020
Property Type: House (Res)