

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

1/4 Kent Street, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$615,750

Property Type

Unit

Suburb

Glen Iris

Period - From

15/11/2018

to

14/11/2019

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.

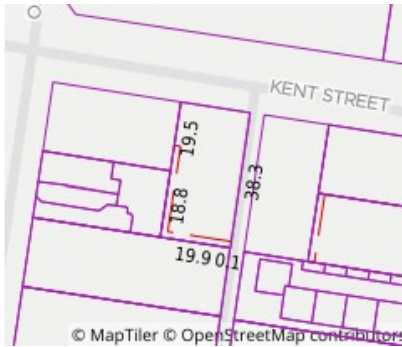
	Address of comparable property	Price	Date of sale
1	1/5 Warner St MALVERN 3144	\$418,000	21/06/2019
2	202/220 Burke Rd GLEN IRIS 3146	\$400,000	10/10/2019
3	4/4 Kent St GLEN IRIS 3146	\$385,000	11/09/2019

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:

15/11/2019 08:47



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



1/5 Warner St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$418,000
Method: Sold Before Auction
Date: 21/06/2019
Property Type: Apartment



202/220 Burke Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 10/10/2019
Rooms: 2
Property Type: Apartment



4/4 Kent St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 11/09/2019
Property Type: Apartment