



STATEMENT OF INFORMATION

SINGLE RESIDENTIAL PROPERTY LOCATED IN THE MELBOURNE METROPOLITAN AREA
SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address: 15 Beryl Street, Glen Iris

Indicative selling price *(For the meaning of this price see consumer.vic.gov.au/underquoting)*

Range Between \$1,700,000 & \$1,800,000

Median Sale Price

Median price: \$2,082,500 House Suburb: Glen Iris

Period from: 1 Apr 2017 - 30 Jun 2017 – Source: REIV

Comparable property sales

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 consider to be most comparable to the property for sale.



10 Yeovil Road Glen Iris

VIC 3146

Sold Price: \$1,765,000

Sold Date: 18 Mar 2017



10 Beatrice Street Glen Iris

VIC 3146

Sold Price: \$1,740,000

Sold Date: 14 Jun 2017



10 Morell Street Glen Iris

VIC 3146

Sold Price: \$1,800,000

Sold Date: 25 Mar 2017