

# 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

55 Vincent 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

\$2,000,000

&

\$2,200,000

### Median sale price

Median price

\$1,850,000

Property Type

House

Suburb

Glen Iris

Period - From

01/04/2019

to

30/06/2019

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	11 Netherlee St GLEN IRIS 3146	\$2,269,000	30/03/2019
2	21 Valetta St MALVERN 3144	\$2,075,000	27/03/2019
3	53 Somers Av MALVERN 3144	\$2,005,000	06/04/2019

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:

17/09/2019 13:37



3   
 2   
 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

June quarter 2019: \$1,850,000

## Comparable Properties



**11 Netherlee St GLEN IRIS 3146 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$2,269,000

**Method:** Auction Sale

**Date:** 30/03/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 717 sqm approx



**21 Valetta St MALVERN 3144 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$2,075,000

**Method:** Sold Before Auction

**Date:** 27/03/2019

**Property Type:** House (Res)

**Land Size:** 541 sqm approx



**53 Somers Av MALVERN 3144 (REI)**

Agent Comments

3   
 2   
 -

**Price:** \$2,005,000

**Method:** Auction Sale

**Date:** 06/04/2019

**Property Type:** House (Res)

**Land Size:** 523 sqm approx