

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

309/10-12 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2021

to

30/09/2022

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	4/1421 High St GLEN IRIS 3146	\$585,000	19/08/2022
2	4/12 Illowa St MALVERN EAST 3145	\$580,000	26/05/2022
3	13/16-18 Dene Av MALVERN EAST 3145	\$565,000	10/09/2022

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:

26/10/2022 11:05

309/10-12 High Street, Glen Iris Vic 3146

**Jellis
Craig**

Andrew Panagopoulos

9573 6100

0412 054 970

andrewpanagopoulos@jellisrcraig.com.au

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending September 2022: \$710,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



4/1421 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

Price: \$585,000

Method: Sold Before Auction

Date: 19/08/2022

Property Type: Apartment



4/12 Illowa St MALVERN EAST 3145 (REI/VG)

Agent Comments

 2  1  1

Price: \$580,000

Method: Sold Before Auction

Date: 26/05/2022

Property Type: Unit



13/16-18 Dene Av MALVERN EAST 3145 (REI)

Agent Comments

 2  1  1

Price: \$565,000

Method: Auction Sale

Date: 10/09/2022

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



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