

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 7/4 Karana Place, Glen Iris Vic 3146

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$710,000 House Unit X Suburb Glen Iris

Period - From 01/01/2017 to 31/12/2017 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	3/26 Ferncroft Av MALVERN EAST 3145	\$852,500	08/12/2017
2	18/1737 Malvern Rd GLEN IRIS 3146	\$869,000	02/11/2017
3	5/30-32 Scott Gr GLEN IRIS 3146	\$885,000	16/09/2017

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.



2
 1
 1 garage

Rooms:**Property Type:** Villa Unit**Land Size:** 139 sqm approx. sqm approx**Agent Comments**

Beautifully maintained and presented two-bedroom villa to the rear of a small group. Spacious living filled with natural light, very large kitchen, great outdoor entertaining and delightful gardens. Glen Iris Village and station 10 minutes walk (19 mins to CBD). Lloyd Street Primary School zone.

Indicative Selling Price

\$850,000 - \$900,000

Median Unit Price

Year ending December 2017: \$710,000

Comparable Properties

**3/26 Ferncroft Av MALVERN EAST 3145 (REI)****Agent Comments**

2
 1
 1

Price: \$852,500**Method:** Private Sale**Date:** 08/12/2017**Rooms:** -**Property Type:** Unit**18/1737 Malvern Rd GLEN IRIS 3146 (REI/VG)****Agent Comments**

3
 2
 2

Price: \$869,000**Method:** Private Sale**Date:** 02/11/2017**Rooms:** -**Property Type:** Apartment**5/30-32 Scott Gr GLEN IRIS 3146 (REI/VG)****Agent Comments**

2
 1
 2

Price: \$885,000**Method:** Auction Sale**Date:** 16/09/2017**Rooms:** -**Property Type:** Unit