## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
-----------------	-----------	----------

	19/6 Creswick Street, Glen Iris Vic 3146
Including suburb and	
postcode	

### Indicative selling price

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

Single price \$710,000

### Median sale price

Median price \$725,000	Pro	pperty Type Un	it		Suburb	Glen Iris
Period - From 01/07/2020	to	30/09/2020	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	3/840 Toorak Rd HAWTHORN EAST 3123	\$760,000	24/10/2020
2	1/7 Warner St MALVERN 3144	\$745,000	08/08/2020
3	6/35 Maitland St GLEN IRIS 3146	\$700,000	14/09/2020

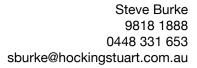
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/12/2020 08:14



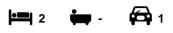




**Indicative Selling Price** \$710,000 **Median Unit Price** 

September quarter 2020: \$725,000





Rooms: 3 Property Type: Unit **Agent Comments** 

# Comparable Properties



3/840 Toorak Rd HAWTHORN EAST 3123 (REI) Agent Comments

Price: \$760,000 Method: Private Sale Date: 24/10/2020 Property Type: Villa



1/7 Warner St MALVERN 3144 (REI/VG)

**\_\_\_** 2

Price: \$745,000

Method: Sold Before Auction

Date: 08/08/2020 Rooms: 3

Property Type: Apartment

6/35 Maitland St GLEN IRIS 3146 (REI)

**-**2

**Agent Comments** 

**Agent Comments** 

Price: \$700,000 Method: Private Sale Date: 14/09/2020

Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888



