

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

4/18 Yeovil Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$650,000

&

\$710,000

Median sale price

Median price \$622,500

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2018

to

30/09/2019

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	2/1 Glencairn Av CAMBERWELL 3124	\$672,000	13/07/2019
2	10/383 Warrigal Rd BURWOOD 3125	\$675,000	15/06/2019
3	2/24 Seville St CAMBERWELL 3124	\$720,000	25/05/2019

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:

04/11/2019 11:55



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$650,000 - \$710,000

Median Unit Price

Year ending September 2019: \$622,500

Comparable Properties



2/1 Glencairn Av CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$672,000

Method: Auction Sale

Date: 13/07/2019

Property Type: Unit



10/383 Warrigal Rd BURWOOD 3125 (REI/VG) Agent Comments



Price: \$675,000

Method: Auction Sale

Date: 15/06/2019

Property Type: House (Res)



2/24 Seville St CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 25/05/2019

Rooms: 3

Property Type: Villa