

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

103/1455 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$720,000

&

\$770,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb Glen Iris

Period - From 01/01/2020

to

31/03/2020

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	4/1a Cressy St MALVERN 3144	\$750,000	06/05/2020
2	12/14 Elizabeth St MALVERN 3144	\$750,000	19/02/2020
3	7/1a Paxton St MALVERN EAST 3145	\$710,000	21/03/2020

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:

08/07/2020 13:13

103/1455 High Street, Glen Iris Vic 3146

Jay Price
9818 1888
0478 106 669
jprice@hockingstuart.com.au



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
Median Unit Price
March quarter 2020: \$690,000

Comparable Properties



4/1a Cressy St MALVERN 3144 (REI)

Agent Comments



Price: \$750,000
Method: Auction Sale
Date: 06/05/2020
Property Type: Apartment



12/14 Elizabeth St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 19/02/2020
Property Type: Apartment



7/1a Paxton St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$710,000
Method: Auction Sale
Date: 21/03/2020
Property Type: Apartment