Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered t | for sale |
|-----------------|-----------|----------|
|-----------------|-----------|----------|

| Address | 103/1455 High Street, Glen Iris Vic 3146 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between | \$720,000 | & | \$770,000 |
|---------------|-----------|---|-----------|
| 3 - 1 - 1 - | , -, | | * -, |

Median sale price

| Median price | \$690,000 | Pro | perty 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

| Add | dress 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 comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: 08 | 8/07/2020 13:13 |
|---|-----------------|
|---|-----------------|



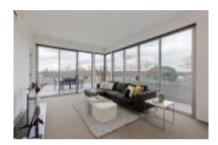


Jay Price 9818 1888 0478 106 669 jprice@hockingstuart.com.au

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



Comparable Properties



4/1a Cressy St MALVERN 3144 (REI)

💾 2 📛 2 🛱 2

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

Property Type: Apartment

Agent Comments



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

1 2 **1** 2 **4**

Price: \$750,000 **Method:** Private Sale **Date:** 19/02/2020

Property Type: Apartment

Agent Comments



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

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

Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888



