

## 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

8 Harris Avenue Glen Iris VIC 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,900,000

&

\$2,090,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,100,000

Property type

House

Suburb

Glen Iris

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

### 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 6 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 Macdonald Street Glen Iris VIC 3146	\$2,050,000	09-Nov-20
27 Valley Parade Glen Iris VIC 3146	\$2,205,000	26-Oct-20
6 Cusdin Street Glen Iris VIC 3146	\$2,130,000	06-Nov-20

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 6 months.~~

This Statement of Information was prepared on: 01 December 2020



**1 Macdonald Street Glen Iris VIC 3146**

Sold Price <sup>RS</sup> **\$2,050,000** <sup>UN</sup> Sold Date **09-Nov-20**

5 3 2

Distance **0.14km**



**27 Valley Parade Glen Iris VIC 3146**

Sold Price <sup>RS</sup> **\$2,205,000** <sup>UN</sup> Sold Date **26-Oct-20**

4 2 1

Distance **0.76km**



**6 Cusdin Street Glen Iris VIC 3146**

Sold Price <sup>RS</sup> **\$2,130,000** <sup>UN</sup> Sold Date **06-Nov-20**

4 2 2

Distance **1.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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