

# 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

3/1441 High Street, 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)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$2,280,000 Property Type House Suburb Glen Iris

Period - From 01/01/2021 to 31/03/2021 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	13/56 Osborne Av GLEN IRIS 3146	\$1,450,000	25/05/2021
2	5/1781 Malvern Rd GLEN IRIS 3146	\$1,320,000	10/05/2021
3	3/12 Kenilworth Gr GLEN IRIS 3146	\$1,450,000	06/05/2021

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:

11/06/2021 10:43

3/1441 High Street, Glen Iris Vic 3146

Walter Summons

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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

March quarter 2021: \$2,280,000



3 2 2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**13/56 Osborne Av GLEN IRIS 3146 (REI)**

Agent Comments

3 2 2

**Price:** \$1,450,000

**Method:** Sold Before Auction

**Date:** 25/05/2021

**Property Type:** House (Res)



**5/1781 Malvern Rd GLEN IRIS 3146 (REI)**

Agent Comments

3 2 2

**Price:** \$1,320,000

**Method:** Private Sale

**Date:** 10/05/2021

**Property Type:** Townhouse (Single)



**3/12 Kenilworth Gr GLEN IRIS 3146 (REI)**

Agent Comments

3 2 2

**Price:** \$1,450,000

**Method:** Sold Before Auction

**Date:** 06/05/2021

**Property Type:** Townhouse (Res)

**Account** - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525