Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/1441 High Street, Glen Iris Vic 3146

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|-----------|
| Range betweer | \$1,300,000 | | & | | \$1,400,000 | | | |
| Median sale pi | rice | | | | | | | |
| Median price | \$2,280,000 | Pro | operty Type | Hou | ise | | Suburb | Glen Iris |
| Period - From | 01/01/2021 | to | 31/03/2021 | | So | urce | 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.

| Ado | dress 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





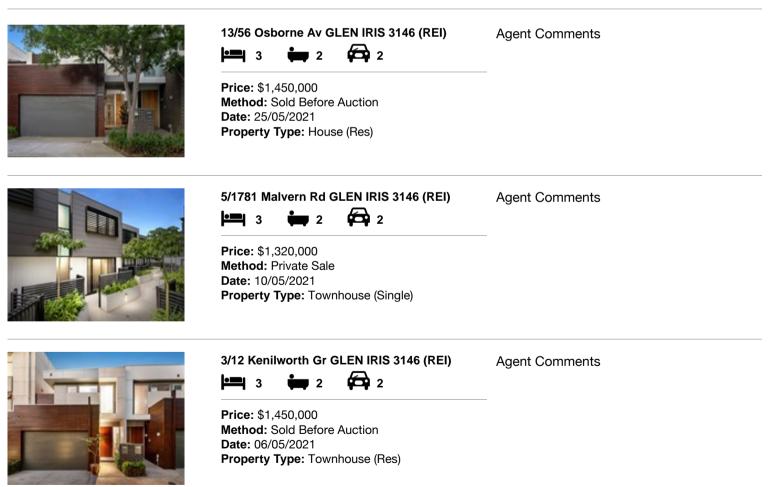




Property Type: Townhouse (Res) Agent Comments Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price March quarter 2021: \$2,280,000

Comparable Properties



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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.