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

5 Mons Street Glen Iris VIC 3146

Indicative selling price

Period-from

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

Single Price		or range between	57700000	&	\$2,900,000		
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$2,112,500	Property type	House	Suburb	Glen Iris		

31 Jan 2021

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2020

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.

to

Address of comparable property	Price	Date of sale
6 Martin Road Glen Iris VIC 3146	\$2,725,000	23-Nov-20
6 Saxby Road Glen Iris VIC 3146	\$2,750,000	04-Dec-20
49 Peate Avenue Glen Iris VIC 3146	\$2,760,000	24-Dec-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: 22 February 2021

Source

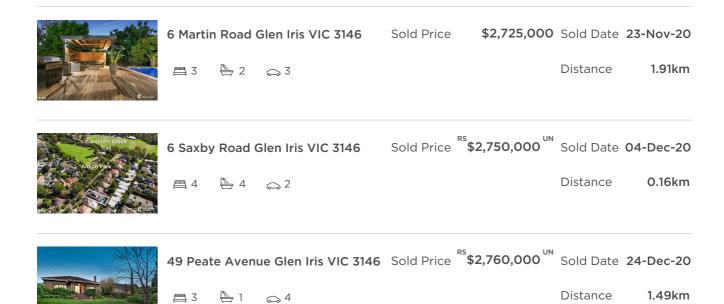


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consumer.vic.gov.au

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RS = Recent sale UN = Undisclosed Sale

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