

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

2/1 Howard Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$820,000

Median sale price

Median price \$619,750

House

Unit

X

Suburb

Glen Iris

Period - From 01/10/2018

to

31/12/2018

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	1/7 Belmont Av GLEN IRIS 3146	\$895,000	12/10/2018
2	3/7 Y St ASHBURTON 3147	\$867,000	10/11/2018
3	3/8 Creswick St GLEN IRIS 3146	\$820,000	08/09/2018

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.



2 1 2

Rooms: 4
Property Type: Villa
Agent Comments

Indicative Selling Price
\$820,000

Median Unit Price
December quarter 2018: \$619,750

Comparable Properties



1/7 Belmont Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 2 2

Price: \$895,000
Method: Private Sale
Date: 12/10/2018
Rooms: -
Property Type: Unit
Land Size: 249 sqm approx



3/7 Y St ASHBURTON 3147 (REI)

Agent Comments

2 2 2

Price: \$867,000
Method: Auction Sale
Date: 10/11/2018
Rooms: 4
Property Type: Villa



3/8 Creswick St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$820,000
Method: Auction Sale
Date: 08/09/2018
Rooms: -
Property Type: Unit