

RT Edgar

STATEMENT OF INFORMATION

28 May 2018

Property offered for sale

3/13 Iris Road, Glen Iris 3146

Indicative selling price

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

Range
between

\$680,000

&

\$748,000

Median sale price

Median price	\$723,000	House	Unit	X	Suburb	Glen Iris
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Period - From	01/04/2017	to	31/03/2018	Source	REIV
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Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Toorak estate agent and Anthony Grimwade consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 4/2-4 Georgina Parade, Camberwell	\$781,000	12/05/2018
2 2/4 Peace Street, Glen Iris	\$730,000	24/02/2018
3 1/23 Osborne Avenue, Glen Iris	\$710,000	17/03/2018