### 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 14/233 Burke Road, Glen Iris Vic 3146

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$744,000								
Median sale price									
Median price	\$690,000	Pro	operty Type Unit	:	Suburb	Glen Iris			
Period - From	01/01/2020	to	31/03/2020	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7/285 Tooronga Rd GLEN IRIS 3146	\$750,000	11/05/2020
2	103/436 Burke Rd CAMBERWELL 3124	\$735,000	06/12/2019
3			

OR

**B**<sup>\*</sup> 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:

02/06/2020 12:52



# Thomson:





Property Type: Land Size: 78 sqm approx Agent Comments Indicative Selling Price \$744,000 Median Unit Price March quarter 2020: \$690,000

## **Comparable Properties**



7/285 Tooronga Rd GLEN IRIS 3146 (REI)



Price: \$750,000 Method: Private Sale Date: 11/05/2020 Rooms: 4 Property Type: Townhouse (Res) Agent Comments

Agent Comments



103/436 Burke Rd CAMBERWELL 3124 (REI/VG) 2 2 2 1

Price: \$735,000 Method: Sold Before Auction Date: 06/12/2019 Property Type: Apartment

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.

Account - Thomson | P: 03 95098244 | F: 95009693



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.