

# 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

14/233 Burke Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$744,000

### Median sale price

Median price

\$690,000

Property 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 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	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\* 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



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**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)**

**Agent Comments**

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



**103/436 Burke Rd CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

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**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.