

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

12/202 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Glen Iris

Period - From 01/01/2019 to 31/12/2019 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	506/1101 Toorak Rd CAMBERWELL 3124	\$585,000	27/09/2019
2	109/1011 Toorak Rd CAMBERWELL 3124	\$550,000	14/08/2019
3	112/1011 Toorak Rd CAMBERWELL 3124	\$490,000	26/08/2019

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:

05/02/2020 16:42



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending December 2019: \$630,000

Comparable Properties



506/1101 Toorak Rd CAMBERWELL 3124 (REI) **Agent Comments**

 2  2  1

Price: \$585,000

Method: Private Sale

Date: 27/09/2019

Rooms: 4

Property Type: Apartment



109/1011 Toorak Rd CAMBERWELL 3124 (REI) **Agent Comments**

 2  2  1

Price: \$550,000

Method: Private Sale

Date: 14/08/2019

Rooms: 5

Property Type: Apartment



112/1011 Toorak Rd CAMBERWELL 3124 (REI) **Agent Comments**

 2  2  1

Price: \$490,000

Method: Private Sale

Date: 26/08/2019

Property Type: Apartment