# 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

8 Webb Street Glen Iris VIC 3146

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$2,900,000	&	\$3,190,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$2,302,000	Prop	erty type	pe House		Suburb	Glen Iris
Period-from	01 Dec 2020	to	30 Nov 2	2021	Source		Corelogic

### 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 6 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
12 Brownell Road Glen Iris VIC 3146	\$3,399,000	20-Oct-21
52 Valley Parade Glen Iris VIC 3146	\$3,200,000	13-Nov-21
11 Britten Street Glen Iris VIC 3146	\$3,000,000	26-Nov-21

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 6 months.

This Statement of Information was prepared on: 06 December 2021

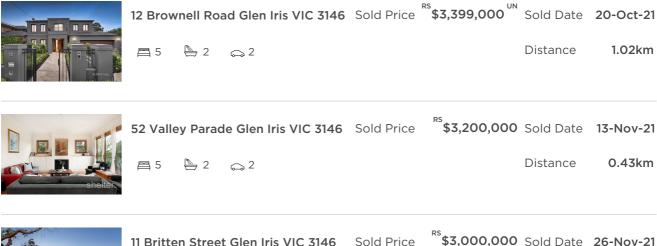


consumer.vic.gov.au

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#### RS = Recent sale UN = Undisclosed Sale

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