

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 65 Renwick Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price \$1,920,000 House X Unit Suburb Glen Iris

Period - From 01/07/2017 to 30/09/2017 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	2/2 Through Rd CAMBERWELL 3124	\$1,410,000	12/08/2017
2	1a York Rd GLEN IRIS 3146	\$1,500,000	25/08/2017
3	1/5 Duke St ASHBURTON 3147	\$1,525,000	21/06/2017

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.



4 3 2

Rooms:**Property Type:** House**Agent Comments**

Spacious two-storey, four-bed, three-bath family home. Close to cafes, parklands, public transport.

Indicative Selling Price

\$1,500,000

Median House Price

September quarter 2017: \$1,920,000

Comparable Properties

**2/2 Through Rd CAMBERWELL 3124 (REI/VG)** **Agent Comments**

3 3 2

Price: \$1,410,000**Method:** Auction Sale**Date:** 12/08/2017**Rooms:** -**Property Type:** Townhouse (Res)**Land Size:** 290 sqm approx**1a York Rd GLEN IRIS 3146 (REI)****Agent Comments**

3 2 1

Price: \$1,500,000**Method:** Private Sale**Date:** 25/08/2017**Rooms:** 4**Property Type:** House (Res)**1/5 Duke St ASHBURTON 3147 (REI/VG)****Agent Comments**

4 3 2

Price: \$1,525,000**Method:** Private Sale**Date:** 21/06/2017**Rooms:** -**Property Type:** House (Res)