

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

10/10-16 White 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Apr 2020

to

31 Mar 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

1/260 Wattletree Road Malvern VIC 3144	\$509,999	02-Dec-20
Tooronga Road Malvern East VIC 3145	\$538,888	09-Dec-20
17/5 Warner Street Malvern VIC 3144	\$547,500	03-Dec-20

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: 19 April 2021



1/260 Wattletree Road Malvern VIC 3144 Sold Price **\$509,999** Sold Date **02-Dec-20**

2 1 1

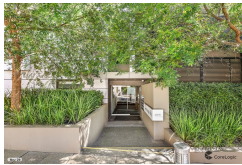
Distance **0.23km**



Tooronga Road Malvern East VIC 3145 Sold Price **\$538,888** Sold Date **09-Dec-20**

2 1 1

Distance **1.12km**



17/5 Warner Street Malvern VIC 3144 Sold Price **\$547,500** Sold Date **03-Dec-20**

1 1 1

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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