

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

1/58 Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$762,500

Property Type

Unit

Suburb

Glen Iris

Period - From

01/04/2020

to

31/03/2021

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 | 5/19 Richards Av GLEN IRIS 3146 | \$859,000 | 26/06/2021 |
| 2 | 4/5 Howard St GLEN IRIS 3146 | \$857,000 | 27/03/2021 |
| 3 | 2/2 Victor Rd GLEN IRIS 3146 | \$870,000 | 20/03/2021 |

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:

28/06/2021 11:44

1/58 Iris Road, Glen Iris Vic 3146

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com

Indicative Selling Price
\$850,000

Median Unit Price
Year ending March 2021: \$762,500



2 1 1

Rooms: 4
Property Type: Unit
Agent Comments

Comparable Properties



5/19 Richards Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 2

Price: \$859,000
Method: Auction Sale
Date: 26/06/2021
Property Type: Unit



4/5 Howard St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$857,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Villa



2/2 Victor Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$870,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Villa

Account - Belle Property Glen Iris | P: 03 98181888