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	e \$850,000									
Median sale price										
Median price	\$762,500	Pro	operty Type Unit			Suburb	Glen Iris			
Period - From	01/04/2020	to	31/03/2021	Sou	urce	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.

Add	dress 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







Rooms: 4 Property Type: Unit Agent Comments 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

Comparable Properties



5/19 Richards Av GLEN IRIS 3146 (REI)



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

Agent Comments



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

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

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

6 1



Agent Comments



REIV

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

Account - Belle Property Glen Iris | P: 03 98181888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.