

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

4/1431 HIGH 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Nov 2023

to

31 Oct 2024

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

3/1423 HIGH STREET GLEN IRIS VIC 3146	\$507,500	25-Sep-24
7/1512 MALVERN ROAD GLEN IRIS VIC 3146	\$520,000	04-Nov-24
1/23 EDGAR STREET GLEN IRIS VIC 3146	\$520,000	16-Nov-24

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: 18 November 2024



**3/1423 HIGH STREET GLEN IRIS
VIC 3146**

2 1 1

Sold Price

\$507,500

Sold Date **25-Sep-24**

Distance

0.1km



**7/1512 MALVERN ROAD GLEN IRIS
VIC 3146**

2 1 1

Sold Price

^{RS} **\$520,000**

Sold Date **04-Nov-24**

Distance

0.5km



**1/23 EDGAR STREET GLEN IRIS VIC
3146**

2 1 -

Sold Price

Sold Date **16-Nov-24**

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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