

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

410/25 Trent Street, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$728,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/10/2020

to

30/09/2021

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	6/105 Wattle Valley Rd CAMBERWELL 3124	\$723,000	30/06/2021
2	107/25 Trent St GLEN IRIS 3146	\$702,500	25/08/2021
3	107/25 Trent St GLEN IRIS 3146	\$702,500	25/08/2021

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:

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Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

Year ending September 2021: \$728,000



Property Type: Apartment

Agent Comments

Comparable Properties



6/105 Wattle Valley Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$723,000

Method: Sold Before Auction

Date: 30/06/2021

Property Type: Apartment



107/25 Trent St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$702,500

Method: Private Sale

Date: 25/08/2021

Property Type: Apartment



107/25 Trent St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$702,500

Method: Private Sale

Date: 25/08/2021

Property Type: Apartment