### 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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$700,000		&		\$750,000			
Median sale pi	rice							
Median price	\$728,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/10/2020	to	30/09/2021		So	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.

Ad	dress 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:

22/12/2021 12:16



# **McGrath**



Property Type: Apartment Agent Comments

JM Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

**Indicative Selling Price** \$700,000 - \$750,000 **Median Unit Price** Year ending September 2021: \$728,000

## **Comparable Properties**



(REI/VG) 2 **ù** 1

Price: \$723,000 Method: Sold Before Auction Date: 30/06/2021 Property Type: Apartment



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

**60** 1

6/105 Wattle Valley Rd CAMBERWELL 3124

Agent Comments

Agent Comments

Agent Comments



2



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



Price: \$702,500 Method: Private Sale Date: 25/08/2021 Property Type: Apartment

#### Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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