

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

8/1391-1393 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Oct 2021

to

30 Sep 2022

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

8/26 EDGAR STREET GLEN IRIS VIC 3146	\$627,500	30-Apr-22
6/1431 HIGH STREET GLEN IRIS VIC 3146	\$600,000	11-Apr-22
3/2 BELMONT AVENUE GLEN IRIS VIC 3146	\$648,500	04-Apr-22

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.~~

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8/26 EDGAR STREET GLEN IRIS VIC 3146

Sold Price **\$627,500** Sold Date **30-Apr-22**

2 1 1

Distance **0.39km**



6/1431 HIGH STREET GLEN IRIS VIC 3146

Sold Price **\$600,000** Sold Date **11-Apr-22**

2 1 1

Distance **0.4km**



3/2 BELMONT AVENUE GLEN IRIS VIC 3146

Sold Price **\$648,500** Sold Date **04-Apr-22**

2 1 1

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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