

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

52 Hortense Street, Glen Iris, VIC 3146

Indicative selling price

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

Single price

or range between

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$1,856,500

Property type

House

Suburb

GLEN IRIS

Period - From

28/07/2019

to

28/01/2020

Source

CoreLogic

Comparable property sales

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 9 Tower Hill Road Glen Iris	\$2,301,000	14/12/2019
2 4 Greendale Road Glen Iris	\$2,100,000	10/09/2019
3		

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:

28/01/2020