

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

2/1395 High Street, Glen Iris, VIC 3146

Indicative selling price

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

Single price \$519,000

or range between

&

Median sale price

Median price \$ 745,000

Property type

Unit

Suburb

GLEN IRIS

Period - From 08/11/2022

to

07/11/2023

Source

core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	11/1526 High St GLEN IRIS 3146 VIC	575,000	13/10/2023
2	6/32 Edgar St GLEN IRIS 3146 VIC	508,000	20/07/2023
3	22/1501-1503 Malvern Rd GLEN IRIS 3146 VIC	520,000	27/05/2023

This Statement of Information was prepared on: 08/11/2023



Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.