

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

3/37 Aintree Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$573,000

&

\$630,300

Median sale price

Median price

\$779,500

House

Unit

X

Suburb

Glen Iris

Period - From

01/04/2017

to

30/06/2017

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	2/37 Aintree Rd GLEN IRIS 3146	\$762,000	27/05/2017
2	8/34 Edgar St GLEN IRIS 3146	\$678,000	23/09/2017
3	2/26 Edgar St GLEN IRIS 3146	\$630,000	27/07/2017

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.~~



Rooms: 4

Property Type: Apartment

Land Size: Strata sqm approx

Agent Comments

Original, 1 of 4

Comparable Properties



2/37 Aintree Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$762,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: Apartment



8/34 Edgar St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$678,000

Method: Auction Sale

Date: 23/09/2017

Rooms: 4

Property Type: Apartment



2/26 Edgar St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$630,000

Method: Sold Before Auction

Date: 27/07/2017

Rooms: 3

Property Type: Apartment