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

12/24 Brixton Rise, Glen Iris Vic 3146

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price

| Median price | $627,500 | Property Type | Unit | Suburb | Glen Iris |

| Period - From | 01/04/2019 | to | 30/06/2019 | 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	63/1501-1503 Malvern Rd GLEN IRIS 3146	$320,000	24/07/2019
2	12/44 Edgar St GLEN IRIS 3146	$315,000	22/05/2019
3	4/1555 High St GLEN IRIS 3146	$295,000	26/04/2019

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: 16/09/2019 12:05

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Property Type: Unit
Agent Comments

Indicative Selling Price
$300,000 - $330,000
Median Unit Price
June quarter 2019: $627,500

Comparable Properties

63/1501-1503 Malvern Rd GLEN IRIS 3146 (VG)

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Price: $320,000
Method: Sale
Date: 24/07/2019
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

12/44 Edgar St GLEN IRIS 3146 (REI/VG)

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Price: $315,000
Method: Sold Before Auction
Date: 22/05/2019
Rooms: 3
Property Type: Apartment

Agent Comments

4/1555 High St GLEN IRIS 3146 (REI/VG)

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Price: $295,000
Method: Private Sale
Date: 26/04/2019
Property Type: Apartment

Agent Comments

Account - hockingstuart | P: 03 98181888