

## 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

28/10-16 WHITE STREET GLEN IRIS VIC 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$530,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Apr 2023

to

31 Mar 2024

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

5/22 HUNTER STREET MALVERN VIC 3144	\$503,000	21-Oct-23
10/28-30 MCARTHUR STREET MALVERN VIC 3144	\$557,000	23-Mar-24
1/25 OSBORNE AVENUE GLEN IRIS VIC 3146	\$515,000	29-Jan-24

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.~~

This Statement of Information was prepared on: 13 April 2024


**5/22 HUNTER STREET MALVERN  
VIC 3144**
 2    1    1

Sold Price

**\$503,000**

Sold Date

**21-Oct-23**

Distance

**0.76km**

**10/28-30 MCARTHUR STREET  
MALVERN VIC 3144**
 2    1    1

Sold Price

<sup>RS</sup> **\$557,000** <sup>UN</sup>

Sold Date

**23-Mar-24**

Distance

**0.92km**

**1/25 OSBORNE AVENUE GLEN IRIS  
VIC 3146**
 2    1    1

Sold Price

**\$515,000**

Sold Date

**29-Jan-24**

Distance

**0.94km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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