

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 Fuller Avenue, Glen Iris Vic 3146

Indicative selling price

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

Single price \$2,250,000

Median sale price

Median price \$2,000,500

House

X

Unit

Suburb Glen Iris

Period - From 01/10/2016

to

30/09/2017

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	12 Hilltop Av GLEN IRIS 3146	\$2,250,000	24/06/2017
2	17 Ashburton Rd GLEN IRIS 3146	\$2,217,000	28/10/2017
3	38 Allison Av GLEN IRIS 3146	\$2,200,000	09/09/2017

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.



 4  2  3

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



12 Hilltop Av GLEN IRIS 3146 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,250,000

Method: Private Sale

Date: 24/06/2017

Rooms: 6

Property Type: House (Res)

Land Size: 715 sqm approx



17 Ashburton Rd GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$2,217,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 751 sqm approx



38 Allison Av GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$2,200,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 746 sqm approx