

# 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

2/8 Maitland Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$680,000

### Median sale price

Median price \$695,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2019 to 31/12/2019 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	2/51-53 Wheatland Rd MALVERN 3144	\$660,000	12/10/2019
2	3/36 Belmont Av.N GLEN IRIS 3146	\$665,000	31/10/2019
3	3/32 Edgar St GLEN IRIS 3146	\$695,000	07/12/2019

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:

03/02/2020 15:12

2/8 Maitland Street, Glen Iris Vic 3146

Lauchlan Waterfield

03 9509 0411

0422 290 489

lwaterfield@hockingstuart.com.au

**Indicative Selling Price**

\$630,000 - \$680,000

**Median Unit Price**

December quarter 2019: \$695,000



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**Property Type:** Unit

Agent Comments

## Comparable Properties



2/51-53 Wheatland Rd MALVERN 3144 (REI)

Agent Comments

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**Price:** \$660,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Rooms:** 4

**Property Type:** Apartment



3/36 Belmont Av.N GLEN IRIS 3146 (REI)

Agent Comments

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**Price:** \$665,000

**Method:** Sold Before Auction

**Date:** 31/10/2019

**Property Type:** Apartment



3/32 Edgar St GLEN IRIS 3146 (REI)

Agent Comments

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**Price:** \$695,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525