

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

3/22 Webb Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$820,000 & \$860,000

Median sale price

Median price \$825,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2020 to 31/12/2020 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	4/5 Wanawong Cr CAMBERWELL 3124	\$890,000	13/03/2021
2	8/16 Morey St CAMBERWELL 3124	\$877,000	02/12/2020
3	3/31 Summerhill Rd GLEN IRIS 3146	\$825,000	24/12/2020

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:

22/03/2021 14:48



Property Type: Flat
Land Size: 188.161 sqm approx
Agent Comments

Indicative Selling Price
 \$820,000 - \$860,000
Median Unit Price
 December quarter 2020: \$825,000

Comparable Properties



4/5 Wanawong Cr CAMBERWELL 3124 (REI)



Agent Comments

This property had an ultramodern renovation

Price: \$890,000
Method: Auction Sale
Date: 13/03/2021
Property Type: Townhouse (Res)



8/16 Morey St CAMBERWELL 3124 (REI/VG)



Agent Comments

This property was a front unit

Price: \$877,000
Method: Auction Sale
Date: 02/12/2020
Property Type: Villa



3/31 Summerhill Rd GLEN IRIS 3146 (REI/VG)



Agent Comments

Price: \$825,000
Method: Sold Before Auction
Date: 24/12/2020
Property Type: Unit