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	3/22 Webb Street, Glen Iris Vic 3146
Including suburb and	
postcode	

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	Pro	perty Type U	nit]	Suburb	Glen Iris
Period - From	01/10/2020	to	31/12/2020	So	ource	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

Add	dress 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 comparableproperties 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)

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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)

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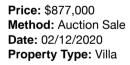






Agent Comments

This property was a front unit





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







Price: \$825,000

Method: Sold Before Auction

Date: 24/12/2020 Property Type: Unit **Agent Comments**

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



