

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

2/23 Alfred Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$2,350,000

Property Type House

Suburb Glen Iris

Period - From 01/01/2020

to 31/03/2020

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	2/11 Tarakan Av ASHBURTON 3147	\$1,250,000	02/04/2020
2	33 Ellsworth Cr CAMBERWELL 3124	\$1,200,000	14/01/2020
3	2/278-280 High St ASHBURTON 3147	\$1,115,000	20/04/2020

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:

19/06/2020 10:50

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Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
March quarter 2020: \$2,350,000



3 2.5 2

Rooms: 4
Property Type: House (Res)
Land Size: 224 sqm approx
Agent Comments

Comparable Properties



2/11 Tarakan Av ASHBURTON 3147 (REI)

Agent Comments

3 2 2

Price: \$1,250,000
Method: Private Sale
Date: 02/04/2020
Property Type: House



33 Ellsworth Cr CAMBERWELL 3124 (REI/VG)

Agent Comments

3 3 2

Price: \$1,200,000
Method: Sale by Tender
Date: 14/01/2020
Property Type: Townhouse (Single)
Land Size: 136 sqm approx

2/278-280 High St ASHBURTON 3147 (VG)

Agent Comments

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Price: \$1,115,000
Method: Sale
Date: 20/04/2020
Property Type: Flat/Unit/Apartment (Res)