

# 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

108/1457 High 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 \$780,000

&

\$845,000

### Median sale price

Median price \$745,000

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2022

to

31/12/2022

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 | 206/1457 High St GLEN IRIS 3146 | \$845,000 | 30/11/2022   |
| 2 | 4/1457 High St GLEN IRIS 3146   | \$817,000 | 02/12/2022   |
| 3 |                                 |           |              |

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:

07/03/2023 14:16

108/1457 High Street, Glen Iris Vic 3146

WHITEFOX

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**Indicative Selling Price**

\$780,000 - \$845,000

**Median Unit Price**

December quarter 2022: \$745,000



2 2 2

**Property Type:**

Agent Comments

## Comparable Properties



206/1457 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 2 2

**Price:** \$845,000

**Method:** Private Sale

**Date:** 30/11/2022

**Property Type:** Apartment



4/1457 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 2 2

**Price:** \$817,000

**Method:** Private Sale

**Date:** 02/12/2022

**Property Type:** Apartment

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.

Account - Whitefox Real Estate | P: 96459699



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