

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

7/1395 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$722,500

Property Type Unit

Suburb Glen Iris

Period - From 01/01/2020

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	2/1544 Malvern Rd GLEN IRIS 3146	\$533,000	12/10/2020
2	5/45 Carroll Cr GLEN IRIS 3146	\$520,000	14/12/2020
3	1/260 Wattletree Rd MALVERN 3144	\$510,000	02/12/2020

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:

23/02/2021 17:38

Greg Bowring

9805 1111

0400 641 580

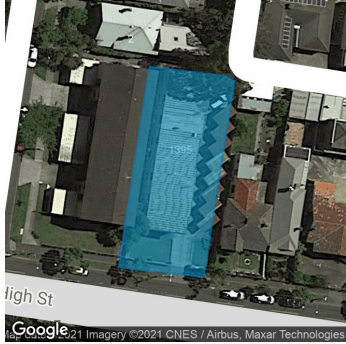
gbowring@woodards.com.au

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

Year ending December 2020: \$722,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/1544 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$533,000

Method: Private Sale

Date: 12/10/2020

Property Type: Apartment



5/45 Carroll Cr GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 14/12/2020

Property Type: Apartment



1/260 Wattletree Rd MALVERN 3144 (REI)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 02/12/2020

Property Type: Apartment