

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

2/82 Pascoe Street Glen Iris VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,203,000

Property type

Other

Suburb

Glen Iris

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

7/1691 Malvern Road Glen Iris VIC 3146	\$1,300,000	05-Jun-20

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 6 months.

This Statement of Information was prepared on: 03 September 2021



7/1691 Malvern Road Glen Iris VIC 3146

Sold Price

\$1,300,000

Sold Date

05-Jun-20

 4

 2

 2

Distance

3.29km

RS = Recent sale

UN = Undisclosed Sale

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