

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

207/108 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$710,000

Property Type

Unit

Suburb

Glen Iris

Period - From

05/01/2020

to

04/01/2021

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	4/1435 High St GLEN IRIS 3146	\$700,000	02/11/2020
2	1/8 Osborne Av GLEN IRIS 3146	\$641,000	29/10/2020
3	4/26 Edgar St GLEN IRIS 3146	\$635,000	29/10/2020

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:

05/01/2021 11:18

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

05/01/2020 - 04/01/2021: \$710,000



2 1 1

Rooms: 3

Property Type: Strata Unit/Flat

Land Size: 88 sq m incl balcony
sqm approx

Agent Comments

Bright North facing apartment with lovely kitchen meals Living area leading onto a balcony with lovely park side aspect.

Comparable Properties



4/1435 High St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 02/11/2020

Property Type: Apartment



1/8 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$641,000

Method: Auction Sale

Date: 29/10/2020

Property Type: Apartment



4/26 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$635,000

Method: Private Sale

Date: 29/10/2020

Property Type: Unit