## 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

423 Burke Road, Glen Iris Vic 3146

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	l/underquo	ting		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,270,000	Pro	operty Type	Том	vnhouse		Suburb	Glen Iris
Period - From	02/09/2020	to	01/09/2021		Sc	ource	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 sixmonths 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		
3		

#### OR

**B**<sup>\*</sup> 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:

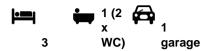
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Rooms: studio Property Type: Townhouse (Res) Land Size: 297 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median Townhouse Price 02/09/2020 - 01/09/2021: \$1,270,000

# **Comparable Properties**

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 - RT Edgar | P: 03 9826 1000



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