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

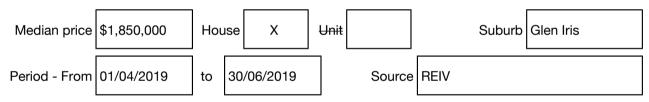
ess 3 Keen Street, Glen Iris Vic 3146 and ode

Indicative selling price

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

 Range between
 \$1,300,000
 &
 \$1,430,000

Median sale price



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	6 Inkerman Road, Camberwell, Vic 3124, Australia	\$1,461,000	26/06/2019
2	40 Clive Road, Hawthorn East, Vic 3123, Australia	\$1,400,000	26/06/2019
3	47 Rix Street, Glen Iris, Vic 3146, Australia	\$1,240,000	26/06/2019

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.

Account - RT Edgar | P: 03 9592 9299 | F: 03 9592 8234

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 3 Keen Street, Glen Iris Vic 3146







Rooms: Property Type: House (Res) Land Size: 300 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price June quarter 2019: \$1,850,000

Comparable Properties

6 Inkerman Road, Camberwell, Vic 3124, Australia (REI) Image - Image -	Agent Comments
Price: \$1,461,000 Method: Date: 26/06/2019 Rooms: -	
 Property Type: House	
40 Clive Road, Hawthorn East, Vic 3123, Australia (REI)	Agent Comments
Price: \$1,400,000	_
Method:	
Date: 26/06/2019	
Rooms: -	
Property Type: House	
47 Rix Street, Glen Iris, Vic 3146, Australia (REI)	Agent Comments
Price: \$1,240,000	_
Method:	
Date: 26/06/2019	
Rooms: -	
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