

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

3 Keen Street, Glen Iris Vic 3146

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,850,000

House

X

Unit

Suburb Glen Iris

Period - From 01/04/2019

to

30/06/2019

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	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.



3 2 2

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)

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: -

Property Type: House