

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

3/1502 HIGH 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Oct 2021

to

30 Sep 2022

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

3/1468 MALVERN ROAD GLEN IRIS VIC 3146	\$1,150,000	01-Jun-22
1492 HIGH STREET GLEN IRIS VIC 3146	\$1,290,000	30-Apr-22
1/1483 HIGH STREET GLEN IRIS VIC 3146	\$1,180,000	18-Jun-22

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: 21 October 2022

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3/1468 MALVERN ROAD GLEN IRIS VIC 3146 Sold Price **\$1,150,000** Sold Date **01-Jun-22**

3 2 1

Distance **0.57km**



1492 HIGH STREET GLEN IRIS VIC 3146 Sold Price **\$1,290,000** Sold Date **30-Apr-22**

2 1 4

Distance **0.08km**



1/1483 HIGH STREET GLEN IRIS VIC 3146 Sold Price **\$1,180,000** Sold Date **18-Jun-22**

2 1 1

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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