

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

2/2 Victor Road 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

\$810,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$798,999

Property type

Unit

Suburb

Glen Iris

Period-from

01 Mar 2020

to

28 Feb 2021

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

3/15 Estella Street Glen Iris VIC 3146	\$868,000	30-Oct-20
1/13 Ashburn Grove Ashburton VIC 3147	\$745,000	13-Oct-20
3/31 Yeovil Road Glen Iris VIC 3146	\$808,000	06-Oct-20

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: 16 March 2021

**3/15 Estella Street Glen Iris VIC 3146**

2 1 1

Sold Price

\$868,000Sold Date **30-Oct-20**Distance **0.35km****1/13 Ashburn Grove Ashburton VIC 3147**

2 1 1

Sold Price

\$745,000Sold Date **13-Oct-20**Distance **1.26km****3/31 Yeovil Road Glen Iris VIC 3146**

2 1 1

Sold Price

\$808,000Sold Date **06-Oct-20**Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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