

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

2/5 King Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,195,000

&

\$1,250,000

Median sale price

Median price \$2,053,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2019

to

31/03/2020

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	5/56 Osborne Av GLEN IRIS 3146	\$1,262,000	05/12/2019
2	2/33 High Rd CAMBERWELL 3124	\$1,210,000	22/04/2020
3	10/1522 Malvern Rd GLEN IRIS 3146	\$1,075,000	09/05/2020

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.~~

This Statement of Information was prepared on:

01/06/2020 09:46



3
 2
 2

Property Type: Townhouse
(Single)

Agent Comments

An exquisite fusion of space, elegance and quality, this beautifully renovated townhouse showcases French Provincial/Hamptons-inspired luxury in a boutique complex of just three residences. Featuring high ceilings, hardwood floors and plantation shutters, the three-bedroom, two-bathroom home includes with a living room, dining area and brand new Rosemount kitchen. Complete with a north-west facing courtyard, attic storage, powder room and double garage, this property is a short walk to Gardiner train station, shops and cafes with easy access to the freeway, Chadstone Shopping Centre

Comparable Properties



5/56 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,262,000

Method: Sold Before Auction

Date: 05/12/2019

Property Type: Townhouse (Res)



2/33 High Rd CAMBERWELL 3124 (REI)

Agent Comments

3
 2
 2

Price: \$1,210,000

Method: Private Sale

Date: 22/04/2020

Property Type: House (Res)



10/1522 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

3
 3
 2

Price: \$1,075,000

Method: Private Sale

Date: 09/05/2020

Property Type: Townhouse (Single)