

# 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

G06/25 Trent Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$635,000

### Median sale price

Median price

\$753,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/01/2021

to

31/03/2021

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	302/218 High St ASHBURTON 3147	\$626,000	01/04/2021
2	106/315 High St ASHBURTON 3147	\$588,000	05/03/2021
3	207/108 Glen Iris Rd GLEN IRIS 3146	\$660,000	22/01/2021

**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:



08/06/2021 09:37

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**Indicative Selling Price**  
\$635,000

**Median Unit Price**  
March quarter 2021: \$753,000



   1  
Garage  
space

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

## Comparable Properties



**302/218 High St ASHBURTON 3147 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$626,000  
**Method:** Private Sale  
**Date:** 01/04/2021  
**Property Type:** Apartment



**106/315 High St ASHBURTON 3147 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$588,000  
**Method:** Private Sale  
**Date:** 05/03/2021  
**Property Type:** Apartment



**207/108 Glen Iris Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$660,000  
**Method:** Sold Before Auction  
**Date:** 22/01/2021  
**Property Type:** Apartment