

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

3/15 Dickens Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$1,450,000

Median sale price

Median price \$715,000

House

Unit

X

Suburb

Glen Iris

Period - From 01/04/2018

to

30/06/2018

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	1/1 Glen Iris Rd CAMBERWELL 3124	\$1,435,000	31/03/2018
2	1/22 Kalang Rd CAMBERWELL 3124	\$1,450,000	24/03/2018
3	2/1 Mont Iris Av GLEN IRIS 3146	\$1,460,000	24/03/2018

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: Unit

Agent Comments

Impressive 3 bedroom, 2 bathroom single level villa unit with double lock garage.

Comparable Properties



1/1 Glen Iris Rd CAMBERWELL 3124 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,435,000

Method: Private Sale

Date: 31/03/2018

Rooms: -

Property Type: Townhouse (Res)



1/22 Kalang Rd CAMBERWELL 3124 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,450,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: Unit

Land Size: 373 sqm approx



2/1 Mont Iris Av GLEN IRIS 3146 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,460,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 5

Property Type: Unit

Land Size: 317 sqm approx