

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

8/132 Milton Parade, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$699,000

Median sale price

Median price

\$707,500

Property Type

Unit

Suburb

Glen Iris

Period - From

01/07/2021

to

30/09/2021

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	6/27 Osborne Av GLEN IRIS 3146	\$729,000	15/06/2021
2	3/146 Milton Pde GLEN IRIS 3146	\$685,000	08/08/2021
3	5/43 Maitland St GLEN IRIS 3146	\$660,500	13/11/2021

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:

18/11/2021 10:46

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Indicative Selling Price

\$699,000

Median Unit Price

September quarter 2021: \$707,500



3 1 1

Rooms: 5

Property Type: Apartment

Agent Comments

Comparable Properties



6/27 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 1

Price: \$729,000

Method: Private Sale

Date: 15/06/2021

Property Type: Apartment



3/146 Milton Pde GLEN IRIS 3146 (REI)

Agent Comments

3 1 1

Price: \$685,000

Method: Sold Before Auction

Date: 08/08/2021

Property Type: Unit



5/43 Maitland St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$660,500

Method: Auction Sale

Date: 13/11/2021

Property Type: Apartment

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