Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/132 Milton Parade, Glen Iris Vic 3146

Indicative selling price

For the meaning of this	price see consum	ner.vic.gov.au/u	underquoting

Single price \$699,000

Median sale price

Median price	\$707,500	Pro	operty Type Uni	t		Suburb	Glen Iris
Period - From	01/07/2021	to	30/09/2021	So	urce	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.

Ado	dress 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









Rooms: 5 Property Type: Apartment Agent Comments

Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> **Indicative Selling Price** \$699,000 **Median Unit Price** September quarter 2021: \$707,500

Comparable Properties



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



Price: \$729,000 Method: Private Sale Date: 15/06/2021 Property Type: Apartment



3/146 Milton Pde GLEN IRIS 3146 (REI)





Price: \$685,000 Method: Sold Before Auction Date: 08/08/2021 Property Type: Unit

5/43 Maitland St GLEN IRIS 3146 (REI)



Agent Comments

Agent Comments



Price: \$660.500 Method: Auction Sale Date: 13/11/2021 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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Agent Comments