

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

G02/25 Trent Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$1,150,000

Median sale price

Median price \$672,900

House

Unit

X

Suburb

Glen Iris

Period - From 01/04/2018

to

31/03/2019

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	1/21 Kalang Rd CAMBERWELL 3124	\$1,250,000	17/04/2019
2	4/214a Wattle Valley Rd CAMBERWELL 3124	\$1,150,000	28/02/2019
3	4/1267 Toorak Rd CAMBERWELL 3124	\$1,000,000	18/05/2019

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.

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Indicative Selling Price

\$1,150,000

Median Unit Price

Year ending March 2019: \$672,900



3
 2
 2

Rooms: 4**Property Type:** Apartment**Land Size:** strata sqm approx

Agent Comments

Comparable Properties



1/21 Kalang Rd CAMBERWELL 3124 (REI/VG) Agent Comments

3
 2
 2

Price: \$1,250,000**Method:** Private Sale**Date:** 17/04/2019**Rooms:** -**Property Type:** Villa

4/214a Wattle Valley Rd CAMBERWELL 3124 (REI/VG) Agent Comments

3
 2
 1

Price: \$1,150,000**Method:** Private Sale**Date:** 28/02/2019**Rooms:** -**Property Type:** Townhouse (Single)**Land Size:** 300 sqm approx

4/1267 Toorak Rd CAMBERWELL 3124 (REI) Agent Comments

3
 1
 1

Price: \$1,000,000**Method:** Auction Sale**Date:** 18/05/2019**Rooms:** -**Property Type:** Townhouse (Res)