

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

3/12 Maverston Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$627,500 Property Type Unit Suburb Glen Iris

Period - From 01/04/2019 to 30/06/2019 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	3/8 Maverston St GLEN IRIS 3146	\$730,000	13/04/2019
2	3/1016 Toorak Rd CAMBERWELL 3124	\$685,000	30/04/2019
3	2/1 Glencairn Av CAMBERWELL 3124	\$672,000	13/07/2019

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.~~

This Statement of Information was prepared on:

20/09/2019 10:49

3/12 Maverston Street, Glen Iris Vic 3146

NoelJones

Andrew Mackintosh

9809 2000

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

June quarter 2019: \$627,500



 2  1  1

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



3/8 Maverston St GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

Price: \$730,000

Method: Auction Sale

Date: 13/04/2019

Rooms: 3

Property Type: Unit



3/1016 Toorak Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

 2  1  1

Price: \$685,000

Method: Private Sale

Date: 30/04/2019

Rooms: 4

Property Type: Unit



2/1 Glencairn Av CAMBERWELL 3124 (REI/VG) **Agent Comments**

 2  1  1

Price: \$672,000

Method: Auction Sale

Date: 13/07/2019

Property Type: Unit

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.