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 1/16 Leopold Street, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$695,000						

Median sale price

Median price	\$728,000	Pro	perty Type Uni	t		Suburb	Glen Iris
Period - From	01/10/2020	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.

Add	dress of comparable property	Price	Date of sale
1	10/218 Wattletree Rd MALVERN 3144	\$704,000	29/05/2021
2	4/23 Netherlee St GLEN IRIS 3146	\$705,000	16/07/2021
3	17/3 Bickleigh St GLEN IRIS 3146	\$722,500	20/05/2021

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:

20/10/2021 09:48









Property Type: Apartment Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$695,000 Median Unit Price Year ending September 2021: \$728,000

Comparable Properties



10/218 Wattletree Rd MALVERN 3144 (REI/VG) Agent Comments



Price: \$704,000 Method: Auction Sale Date: 29/05/2021 Property Type: Unit

4/23 Netherlee St GLEN IRIS 3146 (REI/VG)

Agent Comments





Price: \$705,000 Method: Private Sale Date: 16/07/2021 Property Type: Unit

17/3 Bickleigh St GLEN IRIS 3146 (REI/VG)



Agent Comments



Price: \$722,500 Method: Private Sale Date: 20/05/2021 Property Type: Unit

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





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