

# 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

1/55 GLEN IRIS ROAD, GLEN IRIS

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$1,300,000 - \$1,380,000

### Median sale price

Median price

\$700,000

Property type

UNIT

Suburb

GLEN IRIS VIC 3146

Period - From

01/12/2019

to

01/12/2020

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Comparable property address	Sold Price	Sold Date
310/25 Trent Street, Glen Iris Vic 3146	\$1,300,000	25/11/2020
2/26 Nevis Street, Camberwell Vic 3124	\$1,327,500	28/11/2020
207/64 Anderson Road, Hawthorn East Vic 3123	\$1,340,000	12/11/2020

This Statement of Information was prepared on:

5<sup>th</sup> of February 2021