## 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 Brandon Street, Glen Iris Vic 3146

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	een \$2,100,000		&		\$2,300,000				
Median sale price									
Median price	\$2,053,000	Pro	Property Type House		se Si		Suburb	Glen Iris	
Period - From	01/04/2019	to	31/03/2020		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.

Ade	dress of comparable property	Price	Date of sale
1	37 Doonkuna Av CAMBERWELL 3124	\$2,300,000	01/04/2020
2	10 Bridges St GLEN IRIS 3146	\$2,290,000	06/06/2020
3	4 Sherwood St GLEN IRIS 3146	\$2,100,000	22/02/2020

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:

19/06/2020 09:19









Property Type: House Land Size: 645 sqm approx Agent Comments Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price Year ending March 2020: \$2,053,000

# **Comparable Properties**

37 Doonkuna Av CAMBERWELL 3124 (REI) 4  3  2 Price: \$2,300,000 Method: Private Sale Date: 01/04/2020 Property Type: House Land Size: 697 sqm approx	Agent Comments
10 Bridges St GLEN IRIS 3146 (REI) 4  3  2 Price: \$2,290,000 Method: Private Sale Date: 06/06/2020 Property Type: House Land Size: 639 sqm approx	Agent Comments
4 Sherwood St GLEN IRIS 3146 (REI) 5 2 2 2 Price: \$2,100,000 Method: Auction Sale Date: 22/02/2020 Property Type: House (Res) Land Size: 738 sqm approx	Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



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.