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

17/10-16 White Street, Glen Iris Vic 3146

Indicative selling price

Period - From 01/10/2019

For the meaning	of this price see	consumer.vic.go	ov.au/underquotin	g	
Single pric	e \$489,000				
Median sale p	rice				
Median price	\$695,000	Property Type	Unit	Suburb	Glen Iris

31/12/2019

Comparable property sales (*Delete A or B below as applicable)

to

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.

Source REIV

Address of comparable property		Price	Date of sale
1	5/66 Edgar St.N GLEN IRIS 3146	\$470,000	09/11/2019
2	3/71 Edgar St.N GLEN IRIS 3146	\$485,000	14/09/2019
3	2/14 Finlayson St MALVERN 3144	\$536,000	23/11/2019

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:

16/03/2020 10:17



17/10-16 White Street, Glen Iris Vic 3146







Property Type: Apartment Agent Comments

Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

> Indicative Selling Price \$489,000 Median Unit Price December quarter 2019: \$695,000

Comparable Properties



5/66 Edgar St.N GLEN IRIS 3146 (REI)



Price: \$470,000 Method: Private Sale Date: 09/11/2019 Property Type: Apartment Agent Comments



3/71 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments



Price: \$485,000 Method: Auction Sale Date: 14/09/2019 Rooms: 3 Property Type: Apartment



2/14 Finlayson St MALVERN 3144 (REI/VG)



Agent Comments

Price: \$536,000 Method: Auction Sale Date: 23/11/2019 Property Type: Apartment

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



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.