## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$530,000	&	\$580,000

#### Median sale price

Median price	\$685,000	Pro	perty Type	Jnit		Suburb	Glen Iris
Period - From	01/04/2024	to	31/03/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/251 Burke Rd GLEN IRIS 3146	\$555,000	07/04/2025
2	9/29 Carroll Cr GLEN IRIS 3146	\$565,000	28/03/2025
3	8/251 Burke Rd GLEN IRIS 3146	\$577,500	14/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/04/2025 15:12







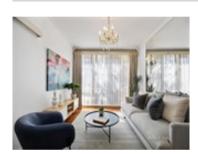


Property Type: Apartment (Strata) Land Size: 67 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$530,000 - \$580,000 **Median Unit Price** Year ending March 2025: \$685,000

## Comparable Properties



1/251 Burke Rd GLEN IRIS 3146 (REI)

Price: \$555,000 Method: Private Sale Date: 07/04/2025

Property Type: Apartment

**Agent Comments** 



9/29 Carroll Cr GLEN IRIS 3146 (REI)

Agent Comments

Price: \$565.000

Method: Sold Before Auction

Date: 28/03/2025 Property Type: Unit



8/251 Burke Rd GLEN IRIS 3146 (REI)

Price: \$577,500 Method: Private Sale Date: 14/03/2025

Property Type: Apartment

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693



