

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

7/1431 HIGH STREET GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4/1421 HIGH STREET GLEN IRIS VIC 3146	\$585,000	19-Aug-22
8/1391-1393 HIGH STREET GLEN IRIS VIC 3146	\$630,000	28-Oct-22
1/23 AINTREE ROAD GLEN IRIS VIC 3146	\$625,000	22-Oct-22

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 6 months.~~

This Statement of Information was prepared on: 14 November 2022



4/1421 HIGH STREET GLEN IRIS VIC 3146 Sold Price **\$585,000** Sold Date **19-Aug-22**

2 1 1

Distance **0.12km**



8/1391-1393 HIGH STREET GLEN IRIS VIC 3146 Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **28-Oct-22**

2 1 1

Distance **0.4km**



1/23 AINTREE ROAD GLEN IRIS VIC 3146 Sold Price ^{RS} **\$625,000** ^{UN} Sold Date **22-Oct-22**

2 1 1

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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