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 Barina Road, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,200,000		&		\$2,400,000			
Median sale p	rice							
Median price	\$1,850,000	Pro	operty Type	Hou	ise		Suburb	Glen Iris
Period - From	01/04/2019	to	30/06/2019		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	10 Dixon St GLEN IRIS 3146	\$2,400,000	12/09/2019
2	10 Dillon Gr GLEN IRIS 3146	\$2,230,000	08/08/2019
3	12 Saxby Rd GLEN IRIS 3146	\$2,228,000	07/09/2019

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:

19/09/2019 16:09







Property Type: House Land Size: 685.15 sqm approx Agent Comments

Indicative Selling Price \$2,200,000 - \$2,400,000 **Median House Price** June quarter 2019: \$1,850,000

Comparable Properties



10 Dixon St GLEN IRIS 3146 (REI) 2 2



Price: \$2,400,000 Method: Private Sale Date: 12/09/2019 Property Type: House (Res) Agent Comments

Agent Comments



10 Dillon Gr GLEN IRIS 3146 (REI)





12 Saxby Rd GLEN IRIS 3146 (REI)



Agent Comments



Price: \$2,228,000 Method: Auction Sale Date: 07/09/2019 Property Type: House (Res) Land Size: 617 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



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.