Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 274 Warrigal 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	\$1,300,000		&		\$1,400,000			
Median sale pi	rice							
Median price	\$2,320,000	Pro	operty Type	Hou	ISE		Suburb	Glen Iris
Period - From	11/10/2020	to	10/10/2021		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.

Ado	dress of comparable property	Price	Date of sale
1	1283 Toorak Rd CAMBERWELL 3124	\$1,970,000	20/08/2021
2	377 High St ASHBURTON 3147	\$1,725,000	26/08/2021
3	575 Warrigal Rd ASHWOOD 3147	\$1,200,000	27/08/2021

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:

11/10/2021 13:39

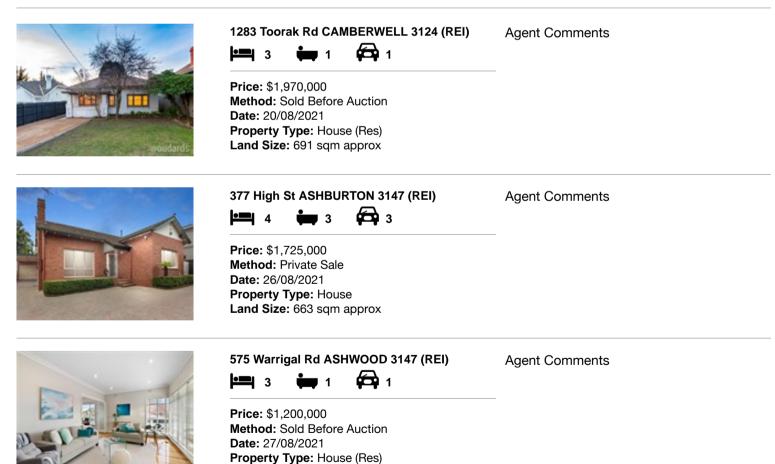






Property Type: House Land Size: 710 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price 11/10/2020 - 10/10/2021: \$2,320,000

Comparable Properties



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

Land Size: 693 sqm approx





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