

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

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

\$1,390,000

&

\$1,490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Mar 2020

to

28 Feb 2021

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

2/1522 Malvern Road Glen Iris VIC 3146	\$1,215,000	29-Apr-20
1/11 Welfare Parade Ashburton VIC 3147	\$1,230,000	24-Mar-20
1/443 Camberwell Road Camberwell VIC 3124	\$1,250,000	16-Jun-20

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: 12 March 2021



2/1522 Malvern Road Glen Iris VIC 3146

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Sold Price **\$1,215,000** Sold Date **29-Apr-20**

Distance **2.39km**



1/11 Welfare Parade Ashburton VIC 3147

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Sold Price **\$1,230,000** Sold Date **24-Mar-20**

Distance **1.51km**



1/443 Camberwell Road Camberwell VIC 3124

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Sold Price **\$1,250,000** Sold Date **16-Jun-20**

Distance **1.59km**



1/21 Scott Grove Burwood VIC 3125

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Sold Price **\$1,300,000** Sold Date **02-Nov-20**

Distance **1.97km**



20 Oxford Street Camberwell VIC 3124

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Sold Price ^{RS} **\$1,458,000** Sold Date **23-Dec-20**

Distance **1.66km**



3/28 Thomas Street Camberwell VIC 3124

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Sold Price ^{RS} **\$1,486,000** Sold Date **26-Feb-21**

Distance **1.7km**

RS = Recent sale UN = Undisclosed Sale

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