

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

3/14 Nash Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Glen Iris

Period - From 01/07/2019 to 30/09/2019 Source 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 | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 4/22 Hunter St MALVERN 3144 | \$550,000 | 09/11/2019 |
| 2 | 2/14 Finlayson St MALVERN 3144 | \$536,000 | 23/11/2019 |
| 3 | 2/46 Edgar St GLEN IRIS 3146 | \$530,000 | 02/11/2019 |

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:

10/12/2019 17:05



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
September quarter 2019: \$615,000

These properties have been sold during the course of our campaign

Comparable Properties



4/22 Hunter St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Auction Sale
Date: 09/11/2019
Property Type: Apartment



2/14 Finlayson St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$536,000
Method: Auction Sale
Date: 23/11/2019
Property Type: Apartment



2/46 Edgar St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$530,000
Method: Private Sale
Date: 02/11/2019
Property Type: Apartment