

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 41 Peate Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$1,820,000 House Unit Suburb Glen Iris

Period - From 01/07/2018 to 30/06/2019 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 | 7 Cloverdale Rd GLEN IRIS 3146 | \$2,760,000 | 01/06/2019 |
| 2 | 21 Malvern Av GLEN IRIS 3146 | \$2,750,000 | 15/06/2019 |
| 3 | 13 Hortense St GLEN IRIS 3146 | \$2,558,000 | 10/08/2019 |

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1005 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,500,000 - \$2,750,000
Median House Price
 Year ending June 2019: \$1,820,000

Comparable Properties



7 Cloverdale Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,760,000
Method: Auction Sale
Date: 01/06/2019
Rooms: -
Property Type: House (Res)
Land Size: 825 sqm approx



21 Malvern Av GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,750,000
Method: Auction Sale
Date: 15/06/2019
Rooms: 9
Property Type: House (Res)
Land Size: 829 sqm approx



13 Hortense St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,558,000
Method: Auction Sale
Date: 10/08/2019
Rooms: -
Property Type: House (Res)