

#### 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	41 Peate Avenue, Glen Iris Vic 3146
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$2,500,00	8	\$2,750,000
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#### Median sale price

Median price	\$1,820,000	Ηοι	ıse X	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.

Add	dress 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

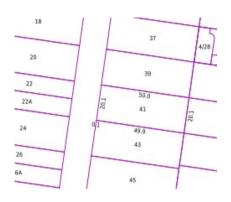
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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Rooms:

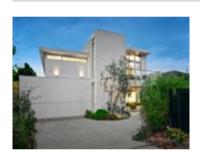
Property Type: House (Previously

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)





Price: \$2,760,000 Method: Auction Sale Date: 01/06/2019

Rooms: -

Property Type: House (Res) Land Size: 825 sqm approx

**Agent Comments** 









Price: \$2,750,000 Method: Auction Sale Date: 15/06/2019

Rooms: 9

Property Type: House (Res) Land Size: 829 sqm approx

Agent Comments





Price: \$2,558,000 Method: Auction Sale Date: 10/08/2019

Rooms: -

Property Type: House (Res)

**Agent Comments** 

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