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	

Indicative selling price

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

Median sale price

Median price	\$640,000	Pro	perty Type	Unit		Suburb	Glen Iris
Period - From	11/10/2022	to	10/10/2023		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

Add	dress of comparable property	Price	Date of sale
1	6/24 Edgar St GLEN IRIS 3146	\$633,500	29/08/2023
2	6/35 Scott Gr GLEN IRIS 3146	\$632,500	23/09/2023
3	4/26 Mcarthur St MALVERN 3144	\$628,000	19/08/2023

OR

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

This Statement of Information was prepared on:	11/10/2023 12:16









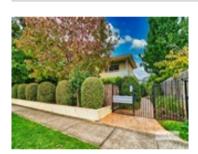


Rooms: 3

Property Type: Flat **Agent Comments**

Indicative Selling Price \$600,000 - \$630,000 **Median Unit Price** 11/10/2022 - 10/10/2023: \$640,000

Comparable Properties



6/24 Edgar St GLEN IRIS 3146 (REI)





Price: \$633,500 Method: Private Sale Date: 29/08/2023

Property Type: Apartment

Agent Comments







Price: \$632,500 Method: Auction Sale Date: 23/09/2023 Property Type: Unit

Agent Comments



4/26 Mcarthur St MALVERN 3144 (REI)



Price: \$628.000

Method: Sold Before Auction

Date: 19/08/2023

Property Type: Apartment

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



