

# 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

1/10 Nash Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$630,000

### Median sale price

Median price \$640,000 Property 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	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 comparable properties 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)

**Agent Comments**



**Price:** \$633,500  
**Method:** Private Sale  
**Date:** 29/08/2023  
**Property Type:** Apartment



6/35 Scott Gr GLEN IRIS 3146 (REI)

**Agent Comments**



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



4/26 Mcarthur St MALVERN 3144 (REI)

**Agent Comments**



**Price:** \$628,000  
**Method:** Sold Before Auction  
**Date:** 19/08/2023  
**Property Type:** Apartment

**Account - Belle Property Glen Iris | P: 03 98181888**