

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

1/4 Straughan Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$800,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2023 to 30/06/2023 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 | 3/76 Glen Iris Rd GLEN IRIS 3146 | \$917,500 | 09/09/2023 |
| 2 | 3/4 Seville St CAMBERWELL 3124 | \$835,000 | 09/03/2023 |
| 3 | 4/10 Ruyton St CAMBERWELL 3124 | \$830,000 | 18/03/2023 |

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:

04/10/2023 10:04



Property Type: Unit

Agent Comments

Indicative Selling Price

\$820,000 - \$900,000

Median Unit Price

June quarter 2023: \$800,000

Comparable Properties



3/76 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$917,500

Method: Auction Sale

Date: 09/09/2023

Property Type: Villa



3/4 Seville St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$835,000

Method: Auction Sale

Date: 09/03/2023

Property Type: Unit



4/10 Ruyton St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$830,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088