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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$820,000		&		\$900,000			
Median sale p	rice							
Median price	\$800,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/04/2023	to	30/06/2023		So	urce	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	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:

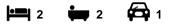
04/10/2023 10:04



1/4 Straughan Street, Glen Iris Vic 3146

RT Edgar

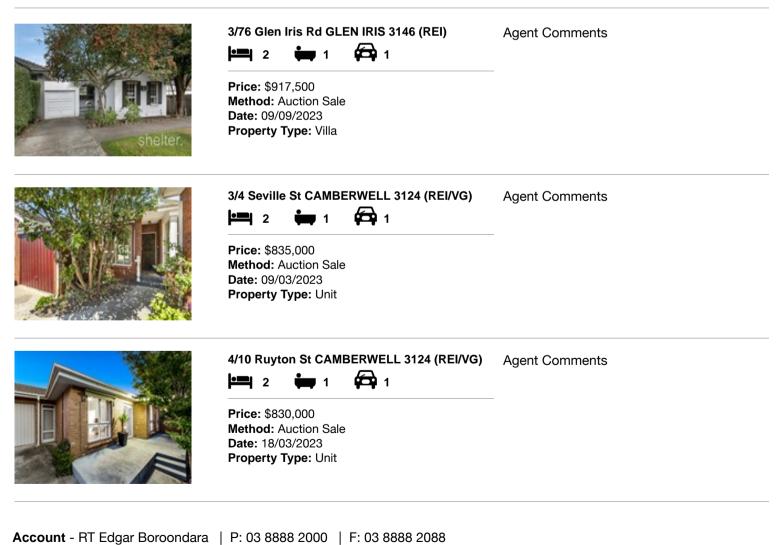




Property Type: Unit Agent Comments

Indicative Selling Price \$820,000 - \$900,000 Median Unit Price June quarter 2023: \$800,000

Comparable Properties





propertydata

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