# 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	12/10-16 White Street, Glen Iris Vic 3146
Including suburb and	
postcode	

#### Indicative selling price

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

### Median sale price

Median price	\$665,000	Pro	perty Type	Unit		Suburb	Glen Iris
Period - From	01/01/2024	to	31/03/2024		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	7/23-25 Raleigh St MALVERN 3144	\$590,000	26/11/2023
		<b>A-</b>	

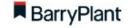
2	11/46 Edgar St GLEN IRIS 3146	\$548,000	27/02/2024
3	1/25 Osborne Av GLEN IRIS 3146	\$515,000	31/01/2024

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:	01/05/2024 14:50









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$520,000 - \$570,000 **Median Unit Price** March quarter 2024: \$665,000

# Comparable Properties

7/23-25 Raleigh St MALVERN 3144 (REI)





Price: \$590,000 Method:

Date: 26/11/2023 Property Type: Apartment **Agent Comments** 



11/46 Edgar St GLEN IRIS 3146 (REI/VG)

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Price: \$548,000 Method: Sold Before Auction

Date: 27/02/2024

Property Type: Apartment

Agent Comments



1/25 Osborne Av GLEN IRIS 3146 (REI/VG)







Price: \$515.000 Method: Private Sale Date: 31/01/2024 Property Type: Unit

Agent Comments

**Account** - Barry Plant | P: (03) 9431 1243



