

# 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 19/6 Creswick 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)

Single price  or range between \$680,000 & \$730,000

### Median sale price

Median price \$745,000 Property type Unit Suburb GLEN IRIS  
Period - From 06/11/2022 to 05/11/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1/18 Edgar Street Glen Iris Vic 3146	\$740,000	2023-09-16
2	8/33 Osborne Avenue Glen Iris Vic 3146	\$674,999	2023-09-09
3	2/31 Claremont Avenue Malvern Vic 3144	\$737,500	2023-10-06

This Statement of Information was prepared on: 06/11/2023

