

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

2/18 Yeovil Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$680,000 & \$748,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2023 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	2/18 Somers St BURWOOD 3125	\$727,000	16/12/2023
2	1/7 Edwards St BURWOOD 3125	\$731,000	15/05/2024
3	2/581 Camberwell Rd CAMBERWELL 3124	\$750,000	06/12/2023

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:

05/06/2024 14:51



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$680,000 - \$748,000

Median Unit Price

Year ending March 2024: \$760,000

Comparable Properties



2/18 Somers St BURWOOD 3125 (REI/VG)

Agent Comments

2 1 1

Price: \$727,000

Method: Auction Sale

Date: 16/12/2023

Property Type: Unit



1/7 Edwards St BURWOOD 3125 (REI)

Agent Comments

2 1 1

Price: \$731,000

Method: Auction Sale

Date: 15/05/2024

Property Type: Unit



2/581 Camberwell Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000

Method: Private Sale

Date: 06/12/2023

Property Type: Unit

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017