

# 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

201/108 Glen Iris Road, 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)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$747,500 Property Type Unit Suburb Glen Iris

Period - From 01/10/2022 to 30/09/2023 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	210/108 Glen Iris Rd GLEN IRIS 3146	\$695,000	28/05/2023
2	104/585 Burke Rd CAMBERWELL 3124	\$665,000	25/10/2023
3	102/225 Burke Rd GLEN IRIS 3146	\$650,000	09/08/2023

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:

22/11/2023 14:38



**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

Year ending September 2023: \$747,500

## Comparable Properties



**210/108 Glen Iris Rd GLEN IRIS 3146 (REI/VG)** Agent Comments



**Price:** \$695,000

**Method:** Private Sale

**Date:** 28/05/2023

**Property Type:** Apartment



**104/585 Burke Rd CAMBERWELL 3124 (REI)** Agent Comments



**Price:** \$665,000

**Method:** Private Sale

**Date:** 25/10/2023

**Property Type:** Apartment

**102/225 Burke Rd GLEN IRIS 3146 (VG)**

Agent Comments



**Price:** \$650,000

**Method:** Sale

**Date:** 09/08/2023

**Property Type:** Strata Unit/Flat