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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale pr	rice							
Median price	\$747,500	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/10/2022	to	30/09/2023		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.

Ad	dress 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



shelter.





Rooms: 3 Property Type: Apartment Agent Comments Manae McInnes 03 9889 3990 0490 399 626 manae@shelterrealestate.com.au

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)

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Agent Comments



Method: Sale Date: 09/08/2023 Property Type: Strata Unit/Flat

Account - Shelter Real Estate | P: 03 9889 3990

propertydata



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