Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 201/25 Trent Street, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	ı/underquot	ting		
Single price	e \$682,500							
Median sale p	rice							
Median price	\$760,000	Pro	operty Type	Uni	t		Suburb	Glen Iris
Period - From	01/04/2023	to	31/03/2024		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	6/1021 Toorak Rd CAMBERWELL 3124	\$711,000	19/02/2024
2	2/105 Wattle Valley Rd CAMBERWELL 3124	\$649,000	09/12/2023
3	G07/25 Trent St GLEN IRIS 3146	\$750,000	24/02/2024

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:

20/05/2024 09:18









Property Type: Strata Unit/Flat Land Size: Agent Comments Indicative Selling Price \$682,500 Median Unit Price Year ending March 2024: \$760,000

Comparable Properties



6/1021 Toorak Rd CAMBERWELL 3124 (REI) Agent Comments



Price: \$711,000 Method: Sold Before Auction Date: 19/02/2024 Property Type: Apartment



2/105 Wattle Valley Rd CAMBERWELL 3124 (REI/VG) Agent Comments



Price: \$649,000 Method: Auction Sale Date: 09/12/2023 Property Type: Apartment



G07/25 Trent St GLEN IRIS 3146 (REI)



Agent Comments

Price: \$750,000 Method: Expression of Interest Date: 24/02/2024 Property Type: Apartment Land Size: 83 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707



propertydata

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