

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

28/10-16 WHITE STREET GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$789,500

Property type

Unit

Suburb

Glen Iris

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

5/22 HUNTER STREET MALVERN VIC 3144	\$503,000	21-Oct-23
5/39 AINTREE ROAD GLEN IRIS VIC 3146	\$505,000	18-Nov-23
1/25 OSBORNE AVENUE GLEN IRIS VIC 3146	\$515,000	29-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 20 March 2024


**5/22 HUNTER STREET MALVERN
VIC 3144**
 2
  1
  1

Sold Price

\$503,000

Sold Date

21-Oct-23

Distance

0.76km

**5/39 AINTREE ROAD GLEN IRIS
VIC 3146**
 2
  1
  1

Sold Price

\$505,000

Sold Date

18-Nov-23

Distance

0.89km

**1/25 OSBORNE AVENUE GLEN IRIS
VIC 3146**
 2
  1
  1

Sold Price

\$515,000

Sold Date

29-Jan-24

Distance

0.94km
RS = Recent sale

UN = Undisclosed Sale

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