

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

3/1417 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$790,000 Property Type Unit Suburb Glen Iris

Period - From 01/10/2023 to 31/12/2023 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	3/23 Netherlee St GLEN IRIS 3146	\$610,000	01/12/2023
2	6/35 Scott Gr GLEN IRIS 3146	\$632,500	23/09/2023
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:

29/02/2024 11:09

3/1417 High Street, Glen Iris Vic 3146

**Jellis
Craig**

Mark Lawson
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Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

December quarter 2023: \$790,000

 2  1  2

Rooms: 4

Property Type: Apartment

Agent Comments



Comparable Properties



3/23 Netherlee St GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

Price: \$610,000

Method: Private Sale

Date: 01/12/2023

Property Type: Apartment



6/35 Scott Gr GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  1

Price: \$632,500

Method: Auction Sale

Date: 23/09/2023

Property Type: Unit

102/225 Burke Rd GLEN IRIS 3146 (VG)

Agent Comments

 2  -  -

Price: \$650,000

Method: Sale

Date: 09/08/2023

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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