

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

3/1423 HIGH 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 May 2023

to

30 Apr 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

3/25 OSBORNE AVENUE GLEN IRIS VIC 3146	\$515,000	18-Mar-24
4/1495-1499 MALVERN ROAD GLEN IRIS VIC 3146	\$550,000	01-Feb-24
11/46 EDGAR STREET GLEN IRIS VIC 3146	\$548,000	27-Feb-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: 28 May 2024



3/25 OSBORNE AVENUE GLEN IRIS VIC 3146 Sold Price ^{RS} **\$515,000** ^{UN} Sold Date **18-Mar-24**
 Distance **0.31km**

2 1 -



4/1495-1499 MALVERN ROAD GLEN IRIS VIC 3146 Sold Price **\$550,000** Sold Date **01-Feb-24**
 Distance **0.62km**

2 1 1



11/46 EDGAR STREET GLEN IRIS VIC 3146 Sold Price **\$548,000** Sold Date **27-Feb-24**
 Distance **0.63km**

2 1 1

RS = Recent sale **UN** = Undisclosed Sale

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