Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

3/6 Maitland Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$741,250	Pro	perty Type	Jnit]	Suburb	Glen Iris
Period - From	14/02/2023	to	13/02/2024	Se	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/1550 Malvern Rd GLEN IRIS 3146	\$760,000	16/09/2023
2	3/13 Lomond St GLEN IRIS 3146	\$735,000	30/01/2024
3	8/1 Gordon Gr MALVERN 3144	\$715,000	19/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/02/2024 14:19





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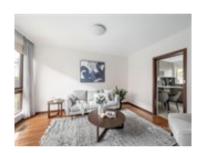
Indicative Selling Price \$700,000 - \$750,000 **Median Unit Price** 14/02/2023 - 13/02/2024: \$741,250





Property Type: Unit **Agent Comments**

Comparable Properties



2/1550 Malvern Rd GLEN IRIS 3146 (REI)





Price: \$760,000 Method: Private Sale Date: 16/09/2023

Property Type: Townhouse (Single)

Agent Comments



3/13 Lomond St GLEN IRIS 3146 (REI)





Price: \$735,000 Method: Auction Sale Date: 30/01/2024 Property Type: Unit

Land Size: 139 sqm approx

Agent Comments



8/1 Gordon Gr MALVERN 3144 (REI/VG)





Price: \$715.000 Method: Auction Sale Date: 19/08/2023 Property Type: Unit

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



