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

309/1559-1567 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $720,000 & $780,000

Median sale price

| Median price | $800,000 | Property Type | Unit | Suburb | Glen Iris |

| Period - From | 01/04/2023 | to | 30/06/2023 | 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
1 103/1457 High St GLEN IRIS 3146	$770,000	12/07/2023
2 608/770b Toorak Rd GLEN IRIS 3146	$769,000	24/08/2023
3 113/1639 Malvern Rd GLEN IRIS 3146	$750,000	24/06/2023

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: 18/09/2023 16:55

RT Edgar

🛏 **2**   🛁 **2**   🚗 **1**

Property Type: Apartment

Agent Comments

Indicative Selling Price
$720,000 - $780,000
Median Unit Price
June quarter 2023: $800,000

Comparable Properties

103/1457 High St GLEN IRIS 3146 (REI)

🛏 **2**   🛁 **2**   🚗 **2**

Price: $770,000
Method: Private Sale
Date: 12/07/2023
Property Type: Apartment

Agent Comments

608/770b Toorak Rd GLEN IRIS 3146 (REI)

🛏 **2**   🛁 **2**   🚗 **1**

Price: $769,000
Method: Private Sale
Date: 24/08/2023
Property Type: Apartment

Agent Comments

113/1639 Malvern Rd GLEN IRIS 3146 (REI)

🛏 **2**   🛁 **2**   🚗 **1**

Price: $750,000
Method: Auction Sale
Date: 24/06/2023
Property Type: Unit

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088