

# 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

4/4 Maverston Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$800,000

### 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	2/581 Camberwell Rd CAMBERWELL 3124	\$750,000	06/12/2023
2	3/13 Lomond St GLEN IRIS 3146	\$735,000	30/01/2024
3	2/18 Somers St BURWOOD 3125	\$727,000	16/12/2023

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:

02/04/2024 16:06



**Property Type:** Unit

Agent Comments

## Comparable Properties



**2/581 Camberwell Rd CAMBERWELL 3124 (REI/VG)**

Agent Comments



**Price:** \$750,000

**Method:** Private Sale

**Date:** 06/12/2023

**Property Type:** Unit



**3/13 Lomond St GLEN IRIS 3146 (REI/VG)**

Agent Comments



**Price:** \$735,000

**Method:** Auction Sale

**Date:** 30/01/2024

**Property Type:** Unit

**Land Size:** 139 sqm approx



**2/18 Somers St BURWOOD 3125 (REI/VG)**

Agent Comments



**Price:** \$727,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** Unit