## 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	401/12 High Street, Glen Iris Vic 3146
Including suburb and	-
postcode	

#### Indicative selling price

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

Range between	\$670,000	&	\$720,000

#### Median sale price

Median price	\$760,000	Pro	perty Type	Unit		Suburb	Glen Iris
Period - From	01/04/2023	to	31/03/2024		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

Address of comparable property		Price	Date of sale
1	6/1021 Toorak Rd CAMBERWELL 3124	\$711,000	19/02/2024
2	112/1639 Malvern Rd GLEN IRIS 3146	\$710,000	10/04/2024
3	202/1571 Malvern Rd GLEN IRIS 3146	\$700,000	14/03/2024

#### 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:	15/04/2024 21:46





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**Indicative Selling Price** \$670,000 - \$720,000 **Median Unit Price** Year ending March 2024: \$760,000



## Comparable Properties



6/1021 Toorak Rd CAMBERWELL 3124 (REI)

**(2)** 2

Price: \$711,000

Method: Sold Before Auction

Date: 19/02/2024

Property Type: Apartment



112/1639 Malvern Rd GLEN IRIS 3146 (REI)

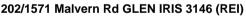
**-** 2

Price: \$710,000 Method: Private Sale Date: 10/04/2024

Property Type: Apartment

**Agent Comments** 

**Agent Comments** 









Price: \$700,000 Method: Private Sale

Property Type: Apartment

Date: 14/03/2024

**Agent Comments** 

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