

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

5/1391 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$600,000 & \$630,000

Median sale price

Median price \$760,000 Property 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	Price	Date of sale
1	3/14-16 Nash St GLEN IRIS 3146	\$630,000	03/02/2024
2	9/399 Alma Rd CAULFIELD NORTH 3161	\$613,000	24/02/2024
3	3/36 Johnstone St MALVERN 3144	\$600,000	13/04/2024

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:

21/05/2024 16:02

5/1391 High Street, Glen Iris Vic 3146



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$600,000 - \$630,000
Median Unit Price
Year ending March 2024: \$760,000

Comparable Properties



3/14-16 Nash St GLEN IRIS 3146 (REI)

Agent Comments

 2  1  1

Price: \$630,000
Method: Private Sale
Date: 03/02/2024
Property Type: Unit



9/399 Alma Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

 2  1  1

Price: \$613,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Apartment



3/36 Johnstone St MALVERN 3144 (REI)

Agent Comments

 2  1  1

Price: \$600,000
Method: Auction Sale
Date: 13/04/2024
Property Type: Unit

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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