

# 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 5/1395 High 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 \$530,000 & \$580,000

### 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	8/37 Carroll Cr GLEN IRIS 3146	\$580,000	09/06/2024
2	10/1512 Malvern Rd GLEN IRIS 3146	\$575,000	18/06/2024
3	11/46 Edgar St GLEN IRIS 3146	\$548,000	27/02/2024

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:

27/06/2024 15:39



**Rooms:** 1

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



8/37 Carroll Cr GLEN IRIS 3146 (REI)

Agent Comments



**Price:** \$580,000

**Method:** Private Sale

**Date:** 09/06/2024

**Property Type:** Unit



10/1512 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments



**Price:** \$575,000

**Method:** Sold Before Auction

**Date:** 18/06/2024

**Property Type:** Unit



11/46 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments



**Price:** \$548,000

**Method:** Sold Before Auction

**Date:** 27/02/2024

**Property Type:** Apartment